BOX 10-A WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 750091 DEEDWARR
11/05/2021 12:16:20 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00

20211105-0148305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAWN MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 2025

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pointe Hialeah 3, LLC	New Owner	
(NAME)	(NAME)	
1474 A West 84th St.		126 00 0 058.00
(ADDRESS)	(ADDRESS)	
Hialeah, FL 33014		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BARBARA LANDIS GUFFEE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **POINTE HIALEAH 3, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved x
This is improved _ property. known as 0 McCrory Lane, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4th day of Nov, 2021.

Barbara Landis Guffee

BARBARA LANDIS GUFFEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Landis Guffee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of Nov, 2021.

Commission expires: 7-20-2024

Notary Public

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

EXHIBIT "A"

Land in the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, being part of a 135 acre and 78 poles tract as shown on plan of record in Book 332, Page 115, of the Register's Office for said County, and described according to a survey made by Stephen A. Draper, Surveyor, March 2, 1958, as follows:

Beginning at a spike in the center of McCrory Lane at the Northwest Corner of the property conveyed to Edward E. Ewing and wife, by Robert E. L. Travis and wife, by deed of record in Book 2443, Page 465, said Register's office; thence with the center of said Lane, North 14 degree 30' West 343 feet to a spike; thence North 75 degree 30' East 363 feet to a stake; thence South 6 degree 06' East 443.6 feet to an iron pin in the Northern boundary line of said Ewing property; thence with the Northern boundary line said Ewing property, North 87 degree West 312 feet to the beginning containing 3 acres, more or less.

Included in the above description but excluded therefrom that part of said property conveyed to State of Tennessee, by deed from Ed Langford and wife, of record in Book 2995, Page 387, said Register's Office, described as follows:

Beginning at a point in the present East right-of- way line of McCrory Lane and in the boundary line between the lands of Langford and Ed Ewing and runs with said boundary line, Landford's South boundary line in an Easterly direction 40 feet to a point; thence North 16 degree 37' West 55 feet to a point; thence South 79 degree 16' West, 35 feet to a point in the present East right-of-way line of McCrory Lane; thence with said right-of-way line a Southeasterly direction 43 feet to the point of beginning, containing 0.07 acres, more or less.

Being the same property conveyed to Barbara Landis Guffee, by Quitclaim Deed from Carolyn B. Hall, of record in Book 11110, Page 724, in the Register's Office of Davidson County, Tennessee, dated September 08, 1998 and recorded on September 14, 1998.

Being the same property conveyed to Carolyn B. Hall, by Quitclaim Deed from Richard H. Hall, of record in Book 9771, Page 208, in the Register's Office of Davidson County, Tennessee, dated August 23, 1995 and recorded on August 23, 1995.

Being a part of the property conveyed to Richard H. Hall, by Warranty Deed from Carolyn B. Hall, of record in Book 8862, Page 147, in the Register's Office of Davidson County, Tennessee, dated February 09, 1993 and recorded on February 09, 1993.

Being the same property conveyed to Richard H. Hall and wife, Carolyn B. Hall, by Warranty Deed from William P. Moore and wife, Martha Ann Moore, of record in Book 3805, Page 647, in the Register's Office of Davidson County, Tennessee, dated August 18, 1964 and recorded on August 26, 1964.