FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00
Karen Johnson Davidson County Batch# 908563 **DEEDWARR** 08/26/2022 10:30:38 AM 2 pgs Fees: $13.00 Taxes: $1,998.00 20220826-0096459	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **06/08/2022** Notary Public MY COMMISSION EXPIRES: 1/28/26 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122

File #22-4444

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AMB Properties Inc., a Corporation	**Franklin Bank & Trust**	**117-04-0-347.0**
(NAME) **2950 Primrose Circle**	(NAME) **84 Talbott Dr.**	
(ADDRESS) **Nashville, TN, 37212**	(ADDRESS) **Bowling Green, KY42103**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William T. Neathamer, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMB Properties Inc., a Corporation,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot 2 of Block B on the Map of BELMONT TERRACE ANNEX NO. 4, as of record in Book 974, Page 97, Register's Office for said County. Said Lot 2 fronts 65 feet on the Southwesterly side of Primrose Circle ad runs back between line 162.5 feet on the Northwesterly line and 160 feet on the Southeasterly line to the Right-of-Way of the Tennessee Central Railroad, on which it measured 70.8 feet.

Saving and Excepting that property conveyed by deed recorded in Book 4792, Page 600.

Being the same property conveyed to William T. Neathamer, unmarried by Deed dated June 14, 2003 from Jason M. Byrnes, unmarried, recorded January 26, 2004, in Instrument Number 20040126-0009738, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2950 Primrose Circle, Nashville, TN 37212**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **8th** day of **June, 2022**.

William T. Neathamer

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **William T. Neathamer**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **8th** day of **June, 2022**.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY