Karen Johnson Davidson County
Batch# 920655 DEEDWARR
09/23/2022 09:20:51 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220923-0105677

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|---|---|
| **WARRANTY DEED** | STATE OF TENNESSEE}<br>COUNTY OF DAVIDSON}<br><br>The actual consideration or value, whichever is greater for this transfer is $350,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me<br>This 15 day of September 2022.<br><br>Notary Public<br><br>My Commission Expires: |

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

| Address New Owner as: | Tax Bill To: | Map / Parcel |
|---|---|---|
| **Southern Capstone Properties, LLC**<br>P.O. Box 293036<br>Nashville, TN 37229 | **New Owner** | **060 03 0 170.00**<br>**060 03 0 192.00** |

**This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in had paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledge, **David E. High,** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Southern Capstone Properties, LLC**, a Tennessee Limited Liability Company, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly describes as follows:

**Tract 1: Being lot No. 23-A on the plan of Zero Lot Division of Lots 22-25 included on the plat of Section I of Creekwood and of record in Book 6200, Page 174, said Register's Office, to which plat reference is made for a more complete and accurate description.**

**Tract 2: Being Lot No. 23-B on the plan of Zero Lot Division of Lots 22-25 included on the plan of Section I of Creekwood and of record in Book 6200, Page 172, said Register's Office, to which plat reference is made for a more complete and accurate legal description.**

**Being the same property conveyed to David E. High, by Warranty Deed from Aeby Properties, of record in Book 7054, Page 446, said Register's Office for Davidson County, Tennessee.**

**Also, being the same property conveyed to David E. High, by Warranty Deed from Aeby Properties, of record in Book 7054, Page 452, said Register's Office for Davidson County, Tennessee.**

**These are improved real properties commonly known as 3110-A and 3110-B Brickdale Lane, Nashville, Tennessee 37207**

**This is the same legal description found in the last deed of record.**

**This is not the personal residence of the Grantor, nor has it ever been his personal residence.**

This Conveyance is subject to the following:

Tract 1:

1. Taxes for the year 2022 and subsequent years, being liens not yet due and payable.
2. Covenants as of record in Book 6225, Page 335, Book 6459, Page 616 and Book 6200, Page 174, said Register's Office.
3. Easement as of record in Book 4056, Page 611, and Book 5160, Page 414, said Register's Office.
4. Right of Way Agreement as of record in Book 1642, Page 142, Book 2092, Page 488, and Book 2493, Page 360, said Register's Office.
5. Subject to all matters on plat of record in Book 5200, Page 439 and amended in Book 6200, Page 174, said Register's Office.

Tract 2:

1. Taxes for the year 2022 and subsequent years, being liens not yet due and payable.
2. Easement as of record in Book 4056, Page 611, and Book 5160, Page 414, said Register's Office.
3. Right of Way Agreement as of record in Book 1642, Page 142, Book 2092, Page 488, and Book 2493, Page 360, said Register's Office.
4. Subject to all matters on plat Book 5200, Page 439 and amended in Book 6200, Page 174, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and its assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and its assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 15 day of September 2022.

**Grantor:**

**David E. High**

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 15 day of September, in the year 2022, before me the undersigned, personally appeared David E. High, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 15 day of September, 2022.

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Notary Public

My Commission Expires: