BOOK 11748 PAGE 263

WARRANTY DEED

BCASH-99-4258

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November, 1999

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste. 200, Murfreesboro, TN 37129
313 E. Main Street Suite 5, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W. Suite A, Smyrna, TN 37167
216 Centerview Drive, Suite 139, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCH NUMBERS
Baypointe, LLC	SAME	MAP 98
5769 ~~5865~~ New Hope Rd., MAP 98-16 (ADDRESS)	4275 Central Pike (ADDRESS)	PARCEL 16
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (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, Ruth H. Chapman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Baypointe, LLC

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:

TRACT I: A tract of land located in the 4th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the east margin of New Hope Road, being the southwest corner of Lot No. 6 in the partition of land of John Cook, of which this is a portion, as shown on Deed recorded in Deed Book 669, Page 146, Register's Office of Davidson County, Tennessee, said Lot No. 6 now being owned by Cornelieus Jolly and heirs, running thence East with the south line of the said Jolly property (lot no. 6) 210 feet to an iron pin; thence South 210 feet to an iron pin; thence West 210 feet to an iron pin in the easterly margin of New Hope Road; thence North 210 feet with the said easterly margin of New Hope Road to the point of beginning.

Being the same property conveyed to Lee G. Boner and wife, Ruth H. Boner by Warranty Deed from Emmett G. Hagar and wife, Nova Z. Hager of record in Book 2859, Page 185, Register's Office for Davidson County, Tennessee. The said Lee G. Boner having since died and the said Ruth H. Boner now being Ruth H. Chapman.

TRACT II: Land lying and being in the 4th Civil District of Davidson County, Tennessee, and being part of the John Cook Lands, as of record in Book 45, pages 765 and 766, Regisgter's Office for Davidson County, Tennessee, and described according to an unrecorded survey made by Hickerson & Hickerson, Engineers, on November 12, 1963, and amended on December 7, 1963, and shown as Tract No. 5 on said survey, described as follows, to-wit:

Beginning at an iron pin and fence post located in the easterly margin of New

CONTINUED

unimproved ( )
This is improved (X) property, known as @ 5769 ~~5865~~ New Hope Rd., MAP 98-16, Hermitage, TN 37076
(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 16th day of November, 1999

Ruth H. Chapman

Ruth H. Chapman

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 Ruth H. Chapman, 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 at Hermitage, Tennessee, this 16th day of November, 1999.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

1365.50

99119 11:20 AM 00008863

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 122 Heritage Park Dr., Ste. 200, Murfreesboro, Tennessee 37129
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☒ 216 Centerview Drive, Suite 139, Brentwood, Tennessee 37027

Hope Road, said point being the southwest corner of the herein described tract of land and being the northwest corner of the Boner property; thence along fence line south 86 deg. 36' east 825.0 feet to an iron pin; thence north 5 deg. 00' east 166.0 feet to an iron pin; thence north 84 deg. 00' west 820.5 feet to an iron pin in the easterly margin of New Hope Road; thence in a southerly direction 212.0 feet along the easterly margin of New Hope Road to the beginning.

Being the same property conveyed to Lee G. Boner and wife, Ruth H. Boner by Warranty Deed from Robert E. Baker, Trustee of record in Book 3811, Page 637, Register's Office for Davidson County, Tennessee. The said Lee G. Boner having since died and the said Ruth H. Boner now being Ruth H. Chapman.

TRACT III: That certain parcel of real estate situated in the 4th Civil District of Davidson County, State of Tennessee, and being further described s follows, to-wit:

BEGINNING at an iron pin in the easterly margin of New Hope Road, said point being the northwest corner of the property conveyed to Lee G. Boner and wife, by deed of record in Book 3811, page 637, Register's Office of Davidson County, Tennessee, and the southwest corner of the herein described tract of land; thence south 84 deg. 00' east 820.5 feet to an iron pin; thence north 5 deg. 00' east 186.5 feet to an iron pin; thence north 84 deg. 00' west 816.4 feet to an iron pin in the easterly margin of New Hope Road; thence south 6 deg. 00' west 186.5 feet to the point of beginning.

Being the same property conveyed to Lee G. Boner and wife, Ruth H. Boner by Warranty Deed from L.H. Benson, Bobby Plunkett and James Cletus Sullivan, as Trustees of the New Hope United Pentecostal Church of record in Book 4995, Page 751, Register's Office for Davidson County, Tennessee. The said Lee G. Boner having since died and the Ruth H. Boner now being Ruth H. Chapman.

TRACT IV: Land in the 13th Civil District (formerly 4th District) of Davidson County, Tennessee, being Tract No. 1 of said survey made by John D. McCormick, Engineer, dated September, 1975, and more particularly described as follows:

Beginning at an iron pin in the easterly margin of New Hope Rd., said point being 241 ft. south of the center line of the Bell Road, wherein said Bell Road intersects with the New Hope Road, said point also being the southwest corner of a one acre tract of land presently owned by Lee G. Boner and wife, Ruth Hagar Boner, of record in Book 2859, Page 185, RODC, thence South 83 deg. 55' East 210 ft. to an iron pin; thence North 7 deg. 02' East 210 ft. to an iron pin; thence South 86 deg. 13' East 478.50 ft. to an iron pin in intersecting fence line, being the northwest corner of the Oscar Krosnes land, of record in Book 3678, Page 176, RODC; thence South 5 deg. 33' West 300 ft. to an iron pin; thence North 85 deg. 33' West 696.98 ft. to an iron pin in the esaterly margin of the New Hope Rd.; thence North 8 deg. 46' East 90 ft. with the said road to the point of beginning.

Being part of the same property conveyed to Ruth Hagar Boner by Partition Deed of record in Book 4970, Page 31, Register's Office for Davidson County, Tennessee. The said Ruth H. Boner now being known as Ruth H. Chapman.

This conveyance is subject to any and all existing easements and restrictions of record.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11748 PAGE 266

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MO	MORTGAGE	REL	RELEASE	CO TX	STATE TAX CONVEY
WD	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE	MO TX	STATE TAX MORT
TD	TRUST DEED	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

06 03863

AMT
3e5000.00
CON TX 1350.50
PRFEE 1.00
MDEED 12.00
CFEE 2.00
TOTAL 1365.50
CHECK 1365.50

11-15-95 01 09:22 0001 2882

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1540538