

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2000.

Notary Public

MY COMMISSION EXPIRES:. 5/28/2003

(AFFIX SEAL)

Instr:200005030044362 Page: 1 OF 3
REC'D FOR REC 05/03/2000 9:16:19AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1998.00

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Phillips	SAME	107-13-34
(NAME) 529 Chickasaw Trail	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(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,

BENTON LAND COMPANY, L.P.,

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

JASON PHILLIPS , UNMARRIED

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

Being the same property conveyed to Benton Land Company, LP by deed from JohnGianikas of record in Book 10851, page 985, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1010 Thompson Place, Nashville, TN 37217

(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 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 our hands this. 28th day of April, 2000.

Benton Land Company, L.P.
By:
Andrew B. Nunnally, General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Andrew B. Nunnally, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Benton Land Company, LP, the within names bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 28th day of April, 2000.

Commission expires:

Sharon L. Riney
Notary Public

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

EXHIBIT A

A tract of land in the Thirteenth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an P.K. Nail (new) in the southerly margin of Thompson Place a 50-foot right-of-way, said P.K. Nail being located a northeast corner of the Watervliet Shores Associates property, also known as Terrace Hills Apartments, and lying in the west margin of a 25' x 240' easement for a private road lying on the property described herein and recorded in Deed Book 3035, Page 55, Register's Office for Davidson County, Tennessee and also being the northwest property corner of the property herein described; thence,

With the southerly margin of Thompson Place, N 82 degrees 28'44" E, passing through a point in the east margin of said 25' x 240' easement at 25 feet, for a total distance of 194.63 feet to an iron pipe (old); said pipe being the northwest property corner of Crestview, Ltd., also known as Crestview Apartments, of record in Deed Book 6194, Page 922, R.O.D.C., Tennessee; thence,

Leaving said Thompson Place with the west property line of said Crestview, Ltd., S 08 degrees 41' 46" E, 174.79 feet to a P.K. Nail (new); said P.K. Nail being on a northerly line of said Watervliet Shores Associates of record in Instrument No. 199912280307567, R.O.D.C., Tennessee, thence,

With the north line of said Watervliet Shores Associates, S 81 degrees 34' 54" W, passing through a point in the east margin of said 25' x 240' easement at 170.00 feet, for a total distance of 194.39 feet to a P.K. Nail (new); said P.K. Nail being in the west margin of said easement; thence,

N 08 degrees 45' 36" W, 177.84 feet to the Point of Beginning, according to a survey update performed by Ragan-Smith Associates, Inc. dated April 24, 2000.