# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $743,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2000.

Notary Public

MY COMMISSION EXPIRES: May 11, 2002.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

**THIS INSTRUMENT WAS PREPARED BY**
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lineberry Properties, Inc. | | Map 69, Part of Parcel 37.00 |
| (NAME) | (NAME) | |
| 116 Lineberry Blvd., Ste. 301 | NEW OWNER | |
| (ADDRESS) | (ADDRESS) | |
| Mt. Juliet, TN 37122 | | |
| (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, Bordeaux Advance, L.L.C., a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lineberry Properties, Inc., a Tennessee corporation, 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:

All that lot or parcel of land, containing 0.87 acres, more or less, lying and being in the 1st Civil District of Davidson County, Tennessee, being designated as Lot 3 according to a plat entitled "Final Plat Lot 3, Reubdivision Northside Station", dated October 8, 1999, last revised November 11, 1999, recorded as Instrument No. 200001050001441, in the Register's Office of Davidson County, Tennessee, which plat is hereby incorporated into this description by reference and made a part hereof.

For source of title reference is hereby made to Instrument No. 200001240007919, Register's Office of Davidson County, Tennessee.

Subject to Reciprocal/Easement Agreement as shown of record in Book 9379, Page 266, amended in Book 11484, Page 548, and further amended in Instrument No. 200001240007918, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on plat as shown of record in Book 8250, Page 873, and plat of record in Instrument No. 200001050001441, Register's Office of Davidson County, Tennessee.

Subject to rights of tenants in possession as tenants only under unrecorded leases.

Instr:200008150080880 Page: 1 OF 2
REC'D FOR REC 08/15/2000 2:14:58PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $2749.10

unimproved ☐
This is improved ☒ property, known as 3920 Clarksville Highway, Nashville, TN 37218
(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 our hands this 11th day of August, 2000.

Bordeaux Advance, L.L.C.

By: _____
Steve Powers, Chief Manager

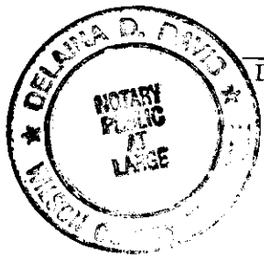
STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Steve Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Bordeaux Advance, L.L.C. as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Mt. Juliet, Tennessee this 11th day of August, 2000.

Commission expires: May 11, 2002




Delaina D. Davis

Delaina D. Davis Notary Public