# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2001.

Notary Public

MY COMMISSION EXPIRES: 7/26/2003
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/18/01 09:09 2pgs
Fees:11.00 Taxes:37.00

20010518-0051559

**THIS INSTRUMENT WAS PREPARED BY:**
**MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Logan Construction Company, Inc.** | **Logan Construction Company, Inc.** | **151-0-78** |
| (NAME) **4.797** | (NAME) **316 Eddy Court** | |
| (ADDRESS) **Davidson County, Tennessee** | (ADDRESS) **Franklin, TN 37064** | |
| (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. **PULTE HOMES TENNESSEE LIMITED PARTNERSHIP.A TENNESSEE LIMITED PARTNERSHIP** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOGAN CONSTRUCTION COMPANY, INC.,** 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:

LAND located in the 2nd Civil District of Davidson County, Tennessee; bounded on the north by Hobson Pike, on the east by property belonging to Preston Wilson, Deed Book 5917, Page 72; and on the south by property belonging to Frank Lombardo, Deed Book 6676, Page 937, and more precisely described as follows:

Beginning on an iron pin in the south margin of Hobson Pike Right-Of-Way (R.O.W.), located approximately 0.7 of a mile northeast of the intersection of Hamilton Church Road and Hobson Pike; Thence leaving the R.O.W. and going with Wilson's line the next three calls, S. - 43 degrees 31` 33`` - E, 93.11` to an iron pin; Then S. - 49 degrees 38` 06`` - E., 57.53, to an iron pin; Thence S. - 3 degrees 30` 00`` - W., 542.22` to an iron pipe by a four (4) foot high cedar stump in a rock fence; Thence with Frank Lombardo's line, N. - 89 degrees 07` 41`` - W., - 556.27` to a concrete monument on the south margin of the Hobson Pike R.O.W.; Thence with the south margin of the R.O.W. N. - 37 degrees 52` 22`` - E., 783.03`, to an iron pin the point of beginning and containing 4.79 acres, more or less.

Being part of the same property conveyed to Grantor by Quitclaim Deed from Radnor Homes, Inc., of record in Book 11620, Page 366, Register's Office of Davidson County, Tennessee. That part of the property herein conveyed is referenced to as Tract 9 in Book 11620, Page 366 and describes 4.37 acres more or less by meets and bounds. However, the correct acreage for this Tract was determined to be 4.797 acres as ordered by Chancellor Robert S. Brandt, Chancellor of Part III of the Chancery Court of Davidson County, Tennessee in the case of J. C. Woodall etal vs. Preston W. Wilson etal identified as Docket No. 87-1674-III a final order in the case having been entered on March 26, 1990 and recorded in Minute Book 56, Page 598, for the Chancery Court of Davidson County, Tennessee; and subsequently recorded in Book 8196, Page 430 in said Register's Office.

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

unimproved ☒
This is improved ☐ property, known as **4.797 Acres off Hobson Pike, Davidson County, Tennessee**
(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 hands this 7th day of May, 2001.

Pulte Homes Tennessee Limited Partnership, A
Tennessee Limited Partnership

By:
Dan E. Doherty, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dan E. Doherty with whom I am personally acquainted and who upon his oath acknowledged himself to be the designated agent and Attorney in Fact for Radnor Homes, Inc., General Partner of Pulte Homes Tennessee Limited Partnership, the within named bargainor, and that he as such designated agent and Attorney in Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as its designated agent and Attorney in Fact.

Witness my hand and official seal at Nashville, Tennessee this 7th day of May, 2001.

Commission expires: 7/26/2003

Notary Public