WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/26/01 09:18 2pgs
Fees:13.00 Taxes:740.00

20010726-0079269

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JULY, 2001.

Notary Public

MY COMMISSION EXPIRES: 5-11-02

(AFFIX SEAL)

DEVANNA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

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 71-13
(NAME) 116 Lineberry Blvd., Ste. 301	(NAME) NEW OWNER	Parcel 7
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, J. D. Eatherly, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL MY INTEREST UNTO Lineberry Properties, Inc., a Tennessee corporation, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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

unimproved ☐
This is improved ☒ property, known as 115 Cumberland Bend Boulevard, Nashville, TN 37228
(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/our hand(s) this 20th day of July, 2001.

J. D. Eatherly

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, J. D. Eatherly, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 20th day of July, 2001.

Commission expires:
2/23/2002

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Notary Public

EXHIBIT A

A parcel of land in the 8th Civil District, Nashville, Davidson County, Tennessee, and being a portion of Tract 4, MetroCenter, as recorded in Plat Book 4660, Page 181, Register's Office for Davidson County, Tennessee, and being the lot shown on the Plan of Cumberland Bend Business Park, Section Two, MetroCenter of record in Book 4885, Page 166, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the north right-of-way of Great Circle Road, 1107.31 feet, from the centerline of Vantage Way; thence leaving Great Circle Road, N 27° 15' W, 250.76 feet to a curve segment to the right; thence, with curve segment to the right having a central angle of 43° 02' 37", a radius of 125 feet, 93.91 feet to a point; thence, N 39° 49' W, 203.72 feet to the beginning of a curve to the left; thence, with curve to the left having a central angle of 16° 56', radius of 200 feet, 59.11 feet to a point; thence, due east 407.17 feet to a curve segment to the right; thence, with curve segment to the right having a central angle of 18° 53' 11", radius of 250 feet, 82.41 feet to a point; thence, S 6° 06' W, 42.31 feet to a curve to the right; thence with curve to the right having a central angle of 24° 29' 28" radius of 125 feet, 53.43 feet to a point; thence S 76° 54' E, 136.42 feet to a point; thence S 27° 15' E, 210.58 feet to a point in the north right-of-way of Great Circle Road; thence, with Great Circle Road, S 74° 20' 51" W, 260 feet to the point of beginning, containing 3.00 acres, more or less.

For source of title reference is hereby made to Instrument No. 20010726-0079268, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 4660, Page 181, Register's Office of Davidson County, Tennessee.

Subject to any and all existing easements, restrictions, right-of-ways, zoning regulations and minimum building setback lines of record.

Subject to restrictions as shown of record in Book 4829, Page 722, Register's Office of Davidson County, Tennessee.

Subject to restrictions and obligations of the Master Deed as shown of record in Book 5028, Page 333, as amended in Book 5035, Page 972 Register's Office of Davidson County, Tennessee.

Subject to conditions of Owner's Certificate as shown on plat of record in Book 4885, Page 166, Register's Office of Davidson County, Tennessee.

Subject to a 20 foot wide common access and public utility easement adjacent and parallel to the entire westerly line, a 12 ½ foot wide joint access easement adjacent and parallel to the southerly line and a 17 foot wide common access and public utility easement, electrical easement as recorded in Book 4990, page 893, said Register's Office.