WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/26/01 09:19 2pgs
Fees:13.00 Taxes:2035.00

20010726-0079270

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-11-02

(AFFIX SEAL)

DELAINA 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 43.05
(NAME)	(NAME)	
116 Lineberry Blvd., Ste. 301	NEW OWNER	Parcel 43.00
(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 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 OF MY ONE HALF (1/2) UNDIVIDED 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 730 Gallatin Pike, Madison, TN 37115
(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 12th day of July, 2001.

J. D. Eatherly

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, the within named , J. D. Eatherly, the 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 12th day of July, 2001.

Commission expires:
8/23/2002

THOMAS J. SCRIVNER NOTARY PUBLIC AT LARGE WILLIAMSON CO TENN

Notary Public

EXHIBIT A

A tract of land in the Second Civil District of Nashville, Davidson County, Tennessee. Being Lot No. 1 on the Plan of Moore-Handley Subdivision No. 2 as of record in Plat Book 5210, Page 247, R.O.D.C., Tennessee and being more particularly described as follows:

BEGINNING at an iron pin (set) in the east right-of-way line of Gallatin Pike, U.S. 31 E said pin being 246.23 feet south of the south right-of-way line of Anderson Land as measured along the east right-of-way line of Gallatin Pike U.S. 31 E; thence,

Leaving said right-of-way line S 88° 01' 57" E a distance of 867.46 feet to an existing iron pin; thence,

N 5° 57' 41" E a distance of 255.24 feet to an existing iron pin in the south right-of-way line of Anderson Lane; thence,

With said right-of-way line S 87° 52' 10" E a distance of 19.73 feet to an existing iron pin; thence,

Leaving said right-of-way line S 5° 56' 35" W a distance of 224.48 feet to an existing fence corner post; thence,

S 6° 17' 59" W a distance of 350.74 feet to an existing iron pin; thence,

S 6° 09' 32" W a distance of 25.22 feet to an existing iron pipe; thence,

N 81° 15' 00" W a distance of 627.12 feet to an existing iron pin; thence,

N 83° 18' 57" W a distance of 259.90 feet to an existing iron pin in the east right-of-way line of Gallatin Pike, U.S. 31 E; thence,

With said right-of-way line N 6° 41' 03" E a distance of 249.77 feet to the point of beginning and containing 265,452 square feet or 6.09 acres.

For source of title reference is hereby made to Book 9783, Page 607 and Book 9801, Page 396, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 5210, Page 247, 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 sewer easement as shown of record in Book 5613, Page 245, Register's Office of Davidson County, Tennessee.