SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/09/04 14:37 2pgs
Fees:13.00 Taxes:3343.45

20041209-0146956

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$3343.45~~ 636.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: April 18, 2006.

(AFFIX SEAL)

DELAINA D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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
Ian Shabetai Stuart,, Trustee of The Stuart Family Trust dated September 1, 2000		Map 69-4
(NAME) 12520 High Bluff Dr.	(NAME) NEW OWNER	Parcel 232.00
(ADDRESS) San Diego, CA 92130	(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, Lineberry Properties, Inc., a Tennessee corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ian Shabetai Stuart, Trustee of The Stuart Family Trust dated September 1, 2000, 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, Resubdivision 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.

Being the same property conveyed to Lineberry Properties, Inc., a Tennessee corporation by Warranty Deed from Bordeaux Advance, LLC filed of record in Instrument No. 200008150080880, 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 Advance Stores Company, Incorporated in possession as tenant only under unrecorded lease.

unimproved ☐

This is improved ☒ property, known as 3920 Clarksville Pike, 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 my hand this 7th day of December, 2004.

Lineberry Properties, Inc.

By: _____
Mark Lineberry, Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Mark Lineberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Vice President (or other officer authorized to executed the instrument) of Lineberry Properties, Inc. the within named bargainor, a corporation, and that such Vice President or officer as such Lineberry Properties, Inc. executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Vice President.

Witness my hand and official seal at Mt. Juliet, Tennessee this 7th day of December, 2004.

Commission expires: April 18, 2006

Delaina D. Davis Notary Public

