File No. 50033

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/15/05 08:07 2 pgs
Fees:13.00 Taxes:3740.70
20050215-0016728

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. July 19, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,011,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-19-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee and Durham Properties, LLC	Lee and Durham Properties, LLC	170-00-0 009.00
(NAME)	(NAME)	
5034 Thoroughbred Lane	5034 Thoroughbred Lane	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, 5034 Investments, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lee and Durham Properties, LLC, a Tennessee limited liability company, 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:

Being a tract of land lying in Nashville, Davidson County, Tennessee, being Lot No. 11 on the Resubdivision of Tract One, Maryland Farms East Park, as of record in Plat Book 6250, Page 1, and the property of A.D.W. Investments, LLC, as of record in Deed Book 9998, Page 135 at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a punch hole in a concrete monument (old) in the southerly right-of-way line of Old Hickory Boulevard, this monument also being the common corner of Lot 5 on the Maryland Farms East Park Subdivision, as of record in Plat Book 5190, Page 684 (R.O.D.C., TN), owner being Third National Bank in Nashville;

Thence, with the west line of said Lot 5, South 01 deg 40' 37" West, 191.54' to a concrete monument (old) in the northerly line of Thoroughbred Lane;

Thence, with said Thoroughbred Lane, a private joint access drive (40' ingress/egress easement), and Maryland Farms Associates, North 86 deg 05' 08" West, 136.17' to a concrete monument (old) at the southeasterly corner of Lot No.10 on the Resubdivision of Tract One, Maryland Farms East Park (Plat Book 6250, Page 1 R.O.D.C., TN);

Thence, with the east line of Lot 10, North 01 deg 40' 35" East, 186.22' to an iron rod (new) in the southerly right-of-way line of the aforementioned Old Hickory Boulevard;

Thence with said right-of-way, South 88 deg 19' 23" East, 136.07' to the point of beginning, containing 25,701 sq. ft or 0.59 acres, more or less according to a survey by Hart Freeland Roberts, Inc., Kevin A. Edmonson, RLS # 1515, dated February 7, 2005.

Being the same property conveyed to 5034 Investments, LLC, a Tennessee limited liability company by quitclaim deed from A.D.W. Investments, LLC, dated 2/12/03, of record in Instrument No. 20030213-0019830, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 6185, page 274, Book 6269, page 520, amended in Instrument No. 20040312-0028674 and Restrictive Covenants in Book 6311, page 329, Register's Office for Davidson County, Tennessee, and restrictions of record in Book 463, page 566, Register's Office for Williamson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5034 Thoroughbred Lane, Brentwood, TN 37027

(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.

File No. 50033
Witness my hand this 10th day of February, 2005.

5034 Investments, LLC

By: Charles Akersloot CM
Charles Akersloot, III, Chief Manager

Lisa Patterson CPA
Secretary / Treasurer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles Akersloot, III* with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Chief Manager** of 5034 Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such Chief Manager** being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Charles Akersloot, III* as such Chief Manager. **

Witness my hand and official seal this 10th day of February, 2005.

Commission expires: 7-19-08

STEPHEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. July 19, 2008

Notary Public

* and Lisa Patterson

**/Secretary-Treasurer