File No. 250400276

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$225,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 9-24-05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/13/05 09:55 2 pgs
Fees:13.00 Taxes:832.50

20050413-0040936

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Spirit Investment Group, Inc.	**New Owner**	**Map 29**
(NAME)	(NAME)	
5129 Greer Station Drive		**Parcel 336**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, WE, **Timothy D. Roberts, and wife, Laura Roberts**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Spirit Investment Group, Inc., a Tennessee corporation**, HEREINAFTER CALLED THE GRANTEE(S), ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:
Land in Davidson County, Tennessee, being a part of Lot No. 3 on the Plan of Caillouette Subdivision, as shown of record in Book 5200, Page 279, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey performed by John B. Kohl, III, Registered Land Surveyor, Tennessee No. 100, on 14 June 1990, as follows, to wit:

BEGINNING on the southwesterly right-of-way of Coopertown Road or Old Clarksville Highway at the northeasterly corner of Lot No. 3, on the Plan of Caillouette Subdivision, as of record in Plat Book 5200, Page 279, Register's Office for Davidson County, Tennessee; thence leaving said right-of-way and running with the easterly line of aforesaid Lot No. 3, South 3 deg. 57' 27" West, 55.0 feet; thence, leaving said line and running North 86 deg. 2' 33" West, 10.0 feet; thence North 3 deg. 57' 27" East, 59.3 feet to the southwesterly right-of-way of Coopertown Road or Old Clarksville Highway; thence with said right-of-way, South 62 deg. 52' 09" East, 10.9 feet to the point of beginning.

TRACT II:
Land in the 14th Civil District of Davidson County, Tennessee, known as Tract No. 5 of the Charles P. Zimmerle Lands in the Southern margin of State Highway 112, known as the Clarksville Highway, fronting on said Clarksville Highway and running back between paralle lines to a point measuring 340 feet on the easterly margin, and 320 feet on the westerly margin.

BEING the same property conveyed to Timothy D. Roberts, and wife, Laura Roberts, by deed from William Michael Elliott, and wife, Vicki Lynn Elliott, of record in Instrument No. 20031104-0161409, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **5823 Clarksville Highway, Joelton, TN 37080**

(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 GRANTEE(S), its successors and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors 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 8th day of April, 2005.

Timothy D. Roberts

Timothy D. Roberts

Laura Roberts

Laura Roberts

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **TIMOTHY D. ROBERTS, and wife, LAURA ROBERTS,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 8th day of April, 2005.

Commission expires: 9/24/05

Kathy J. Byers

Notary Public

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

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RETURN TO:

Castleman Title
110 Glancy Street, Suite 112
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