WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires FEB. 10, 2008

Davidson County DEEDWARR
Recvd: 07/06/05 08:14 2 pgs
Fees:13.00 Taxes:2164.50

20050706-0077130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Westside Title, Inc., 531 Rivergate Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Y & Y Market Place, LLC	SAME	Map 168/Parcel 80.00
(NAME)	(NAME)	
8993 Highway 100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Tina Marie Anderson, dba Webb's General Store, and husband, Timothy L. Anderson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Y & Y Market Place, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract or parcel of land located in the Ninth Civil District of Davidson County, Tennessee, said tract being the property conveyed to Tina Marie Anderson by instrument of record in Book 8632, page 493, R.O.D.C., and being more particularly described according to a survey by Benny M. Cantrell, Tennessee RLS #1638, dated June 11, 2005, as follows:

BEGINNING at a point in the southerly right-of-way line of Highway 100, said point being the northwesterly corner of property conveyed to Timothy L. Anderson and wife, Tina Anderson by instrument of record in Book 10844, page 79, R.O.D.C. and being the northeasterly corner of the herein described tract; thence, leaving said right-of-way line with the westerly line of said Timothy Anderson property S 12 deg. 30'00"E, 1853.94 feet to an existing iron pin; thence, leaving said westerly line with the northerly line of property conveyed to The Chamundi/Hiranya and Saraswathi Devi Gowda Charitable Trust by instrument of record in Inst. No. 20001102-0108991, R.O.D.C., S 82 deg. 53'53"W 216.67 feet to an iron rod; thence, leaving said northerly line with the easterly line of property conveyed to Gowda and Bhat Family Limited Partnership by instrument of record in Book 10669, page 415, R.O.D.C., N 13 deg. 03'00" W, 1821.76 feet to an existing iron pin located in the southerly right-of-way line of Highway 100; thence, leaving said easterly line with the southerly right-of-way line of Highway 100 N 72 deg. 52'00"E, 28.62 feet to an iron rod; thence, continuing S 17 deg. 08'00"E, 7.00 feet to an existing concrete monument; thence, N 72 deg. 52'00"E 204.78 feet to an existing iron pin and the point of beginning.

Being the same property conveyed to Tina Marie Anderson dba Webb's General Store by deed of record in Book 8632, page 493, Register's Office for Davidson County, Tennessee.

Timothy L. Anderson executes this instrument for the purpose of conveying any right, title or interest he may have in or to said property, marital or otherwise.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

unimproved ☐

This is improved ☒ property, known as **8993 Highway 100, Nashville, TN 37221**

(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 1st day of July, 2005.

Tina Marie Anderson, dba Webb's General Store

Timothy L. Anderson

STATE OF TENNESSEE

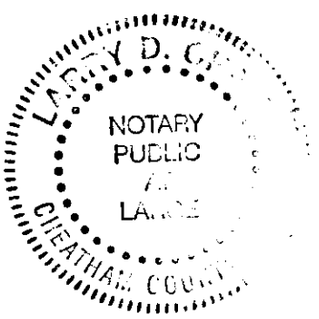
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tina Marie Anderson dba Webb's General Store, joined by her husband, Timothy L. Anderson, 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 and official seal at Brentwood, Tennessee this 1st day of July, 2005.

Commission expires: February 10, 2008

Larry D. Craig Notary Public



My Commission Expires