File No. 260200611

WARRANTY DEED

LYNN F. VAUGHT COMMISSION EXP. Notary Public At Large 02-20-2007 RUTHERFORD COUNTY, TN

Davidson County DEEDWARR
Recvd: 03/06/06 07:57 2 pgs
Fees:13.00 Taxes:1572.50

20060306-0025277

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-20 07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GJR Development, LLC	SAME	162-02-0-162.00
(NAME)	(NAME)	
256 Seaboard Lane, Ste. H-103		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, **MARY W. LUKER HOLLAND**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO GJR DEVELOPMENT, LLC, a Tennessee limited liability company, 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:

Land in the 2nd Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod set in the northerly right of way of Tusculum Road; said rod being approximately 410 feet east of the intersection of Coleridge Drive, and approximately 510 feet west of the intersection of Luker Lane;

Thence, along the northerly right of way of Tusculum Road for the next two calls, North 81°42'09" West a distance of 72.62 feet to an iron rod set;

Thence, with a curve to the left having an arc length of 124.44 feet, a radius of 2291.69, a chord direction of North 83°14'55" West, and a chord length of 124.42 feet to a point in the northerly right of way of Tusculum Road;

Thence, along the easterly line of the Ezell-Harding Christian School property as recorded in Book 7478, Page 418, R.O.D.C., TN; North 04°02'47" East a distance of 937.25 feet to an iron rod set; said rod being the common corner of Lot 90 of Section Two, Colewood Acres subdivision as recorded in Book 3700, Page 135, R.O.D.C., TN, and the Hillcrest United Methodist Church property as recorded in Book 5141, Page 614 and Page 617, R.O.D.C., TN;

Thence, along the line of the Hillcrest United Methodist Church property for the next three calls; South 70°46'15" East a distance of 95.05 feet to an iron rod set;

Thence, North 42°22'03" East a distance of 90.18 feet to an iron rod set;

Thence, North 06°54'50" West a distance 87.59 feet to a point in the easterly line of the Hillcrest United Methodist Church property;

Thence, along the Ezell-Harding Christian School property for the next three calls;
South 84°49'00" East a distance of 194.15 feet to a concrete monument found;

Thence, South 84°49'00" East a distance of 199.33 feet to a concrete monument found;

Thence, South 04°04'48" West a distance of 257.97 feet to a concrete monument found in the westerly line of Lot 54 of Section One, Colewood Acres subdivision as recorded in Book 3700, Page 59, R.O.D.C., TN;

Thence, along the westerly line of Lot 54, South 03°48'17" West a distance of 69.84 feet to a concrete monument found;

Thence, along the westerly line of the Ezell-Harding Christian School property, South 04°05'37" West a distance of 294.92 feet to an iron rod set in the northerly right of way of Luker Lane;

Thence, along the right of way of Luker Lane, South 04°10'29" West a distance of 78.33 feet to an iron rod set in the southerly right of way of Luker Lane;

Thence, along the westerly line of the Ezell-Harding Christian School property, South 04° 03'10" West a distance of 216.23 feet to an iron rod set; said rod being the northwest corner of Lot 64 of Section One, Colewood Acres Subdivision;

Thence, along the westerly line of Lot 64, South 03°36'24" West a distance of 85.10 feet to a concrete monument found;

Thence, along the westerly line of the Ezell-Harding Christian School property, South 04°03'10" East a distance of 161.77 feet to a point in the northerly right of way of Tusculum Road;

Thence, along the northerly right of way of Tusculum Road with a curve to the left, having an arc length of 342.82 feet, a radius of 863.94 feet, a chord direction of North 70°21'08" West, and a chord length of 340.58 feet to the Point of Beginning and containing 12.75 acres more or less, according to survey dated 1/24/06 by MEC. Inc. RLS# 992

Being part of the same property conveyed to Hobart Luker and wife, Lottie Luker in Warranty Deed of record in Book 1368, page 103 of the Register's Office of Davidson County, Tennessee. The said Hobart Luker died on XXXXXXXXXXXXX* leaving Lottie T. Luker the sole surviving tenant by the entirety. The said Lottie T. Luker died testate on 9/25/79, devising subject property to her son, Gwyn T. Luker.** The said Gwyn T. Luker died testate on October 9, 1991, devising subject property to his wife, Mary W. Luker.*** The said Mary W. Luker re-married and is now known as Mary W. Luker Holland.

This conveyance is made subject to Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4198, page 824, of the Register's Office of 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.

William George Holland, spouse of Mary W. Luker Holland, hereby joins in this conveyance to convey any marital interest he may have in subject property.

unimproved ☒

This is improved ☐ property, known as 12.75 acres, Tusculum Rd., Antioch, TN
(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 I do covenant with the said GRANTEE(S) that I am 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 I do further covenant and bind myself, my 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 my/our hand(s) this 21st day of February, 2006.

Cindy M. Mullennix
WITNESS

Mary W. Luker Holland
Mary W. Luker Holland

Christine Hill
WITNESS

Wm. George Holland
William George Holland

STATE OF FLORIDA

COUNTY OF DUVAL

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Mary W. Luker Holland and William George Holland, the bargainors, 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 21st day of February, 2006.

Commission expires:

CINDY M. MULLENNIX
MY COMMISSION # DD 282084
EXPIRES: March 2, 2008
Bonded Thru Notary Public Underwriters

Cindy M. Mullennix
Notary Public

File Number: 260200611

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

* predeceased his wife,

** as evidenced by will of record in Will Book 128, page 602, Davidson County, Tennessee.

*** as evidenced by will of record in File No. 1991CPCP1792 of record in Duval County, Florida.