WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF APRIL, 2006.

Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
K & L Properties	K and L Properties	114-0-140
P.O. Box 121315 (NAME)	P.O. Box 121315 (NAME)	Davidson County DEEDWARR Recvd: 04/20/06 13:22 2 pgs Fees:13.00 Taxes:1150.70
7342 Charlotte Pike, (ADDRESS)	(ADDRESS)	20060420-0045521
Nashville, TN 37209 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, **Gary M. Jones and wife, Bridgette A. Jones**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **K & L Properties, a Tennessee General Partnership consisting of Karl Peters and Leonard Andur, Partners**, 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:

Land in the 8th formerly 12th Civil District of Davidson County, Tennessee, being part of Tract No. 1 shown on a survey of J.D. Brown's Farm made by S.M. McMurray Engineering Company, dated December 21, 1940, more particularly described as follows:

Beginning on the northwesterly margin of Charlotte Pike at a point 460 feet northeasterly from the northeast corner of said pike and Old Hickory Boulevard; thence with said Pike, northeastwardly 200 feet to a point; thence north 41 degrees 45 minutes west 315 feet more or less, to the corner of a 20 foot easement reserved for public utilities, at a point 295 feet east of the easterly margin of Old Hickory Boulevard; thence southwestwardly 210 feet to a point 215 feet east of said Boulevard; thence southeastwardly 215 feet more or less, to the beginning.

BEING the same property conveyed to Gary M. Jones and wife, Bridgette A. Jones by deed from Gary M. Jones, married and Susan F. Jones, unmarried of record in Book 10344, page 911, Register's Office for Davidson County, Tennessee.

Included within the foregoing description, but specifically excluded from this conveyance is the following parcel of land situated in Davidson County, Tennessee:

Beginning at the point of intersection of the existing north margin of S.R. 24 and the east boundary of the Charles M. Gary property; thence with said bounder north 39 degrees 18 minutes 55 seconds north 35.00 feet; thence north 50 degrees 29 minutes 52 seconds east 121.98 feet; thence south 39 degrees 30 minutes 08 seconds east 35.00 feet to a point in the existing north margin of S.R. 24, said point being 40.00 feet left of proposed centerline station 14-50; thence with said margin southwestwardly 122 feet more or less to the point of beginning, containing 4271 square feet.

Being the same property conveyed to the State of Tennessee by deed from Gary M. Jones and wife, Susan F. Jones of record in Book 8043, page 863, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all easements and restrictions of record including but not necessarily limited to easements for public utilities granted to the Harpeth Valley Utilities District of record in Book 7144, page 332, Book 7243, page 647, and Book 7243, page 650, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7342 Charlotte Pike, Nashville, TN 37209

(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 18th day of April, 2006.

Gary M. Jones

Bridgette A. Jones

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary M. Jones and wife, Bridgette A. Jones, 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 and official seal at Nashville, Tennessee this 18th DAY OF APRIL, 2006.

Commission expires:

DENISE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Denise White
My Commission Expires
July 19, 2008
STATE OF TENNESSEE

Notary Public