Box 14-A
19626-6

File No. 60331

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/17/06 14:31 2 pgs
Fees:13.00 Taxes:925.00

20060517-0057972

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 5-28-06
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Roehrig, Sr.	Same as new owner	P/O 40-170
(NAME)	(NAME)	
1500 Church Street	P/O	40 -170
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, Little Creek, G.P., a Tennessee general partnership, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David M. Roehrig 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:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as 7412 Old Hickory Boulevard, Whites Creek, TN 37189
(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 my hand this 15th day of May, 2006.

Little Creek, G.P., a Tennessee general partnership

By: Timothy J. Conner
Timothy J. Conner, General Partner
General Partner

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Timothy J. Conner, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of Little Creek, G.P., a Tennessee general partnership, the within named bargainor, and that he as such general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as general partner.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp July 19 2008

Witness my hand and official seal this 15th day of May, 2006.

Commission expires:

Notary Public

File No. 60331

EXHIBIT A

Land in Davidson County, Tennessee. Being a portion of Lot 2 of Section One – Little Creek Farm – Old Hickory Boulevard and I-24 North, plat book 799, page 166, Register's Office Davidson County, Tennessee. Described more precisely as follows;

Beginning at a highway monument on the southern right-of-way of Old Hickory Boulevard, said point being the northeast corner of this tract;

Thence with right-of-way of Old Hickory Boulevard, S 00 degrees 44'17" E 70.00 feet to an iron rod;

Thence continuing with right-of-way, N 89 degrees 19'15" E 104.90 feet to an iron rod;

Thence leaving said right-of-way, S 00 degrees 40'45" E 112.00 feet to an iron rod;

Thence, S 89 degrees 19'15" W 451.84 feet to an iron rod;

Thence, N 05 degrees 35'33" W 169.83 feet to the right-of-way of Old Hickory Boulevard;

Thence with right-of-way an a curve to the right, delta of 02 degrees 21'37", radius of 5699.58 feet, length of 234.79 feet and having a chord bearing of S 86 degrees 52'49" W 234.77 feet to an iron rod;

Thence continuing with right-of-way, N 88 degrees 03'37" E 126.89 feet to the point of beginning;

Containing 1.71 acres, more or less.

As surveyed March 10, 2003, by L. Steven Bridges, Jr., RLS#1740 of Bridges Land Surveying and Consulting, 311 East Main Street, Suite Four, Hendersonville, Tennessee 37075. Phone 615-822-5394

Being part of the same property conveyed to Little Creek, G.P., a Tennessee general partnership by deed from Alan B. Gordon and Aldis B. Gordon, dated December 17, 2002, of record in Instrument No. 20021218-0155956, Register's Office, Davidson County, Tennessee.

PERMITTED EXCEPTIONS:

Taxes for the year 2006 and subsequent years, a lien, but not yet due and payable.

Matters shown on the plan of record in Plat Book 7900, page 166, said Register's Office.

Matters shown on Boundary and Topographic Survey prepared by L. Steven Bridges, Jr., dated July 16, 2002, revised August 14, 2002 and November 20, 2002.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5141, Page 690, said Register's Office.

Tennessee Natural Gas Line, Inc., a 50-foot gas line easement as set out in Circuit Court Case #38308, of record in Book 2492, page 513, said Register's Office.

Property subject to a 40' drainage easement along the western boundary line and a 3' x 25' anchor easement at the northeast corner of this tract as shown in Plat Book 7900, page 166, said Register's Office.

Future right-of-way dedication along Old Hickory Boulevard.

Property subject to flooding as shown on the Federal Emergency Management Agency Flood Maps, Community Number 470040, Panel 0118, Suffix "F", dated April 20, 2001.