WARRANTY DEED 8985

Davidson County DEEDWARR
Recvd: 07/13/06 09:28 4 pgs
Fees:23.00 Taxes:6867.20
20060713-0084292

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,856,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **10TH DAY OF JULY, 2006.**

Notary Public

MY COMMISSION EXPIRES: **August 20, 2007.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Nashville, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grand Developers, LLC	**OWNER**	**part of**
(NAME) **139 Charter Place**	(NAME)	**149-00-0-228.00**
(ADDRESS) **LaVergne, TN 37086**	(ADDRESS)	
(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, **BDH, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Grand Developers, LLC**, 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

Being part of the same property conveyed to BDH, LLC by deed of record in Instrument 20050302-0022879, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☒
This is improved ☐ property, known as

(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 **10th day of July, 2006**.

BDH, LLC

By:

State of Tennessee County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brian Burns, with who I am personally acquainted, (or

proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of BDH, LLC, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 10th day of July, 2006.

Commission Expires: 10-22-07

Notary Public

JEFFREY L. REED
Notary Public At Large
RUTHERFORD COUNTY, TN

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No., 109 thru 172 as shown on the unrecorded site plan by Dale & Associates dated May, 2005, and further described as follows:

PROPERTY DESCRIPTION - TRACT B

Beginning at an iron rod situated in the easterly margin of Moss Road, said point also being the northeast corner of the M & D Development property of record in Book 11621, Page 566, R.O.D.C., TN.;

Thence, along said road, along a curve to the left, having a central angle of 22°49'30", a radius of 311.48 feet, a tangent of 62.88 feet, a length of 124.09 feet, and having a chord which bears N 12°52'40" E, a distance of 123.27 feet to an iron rod;

Thence, along said road, N 01°21'06" E, a distance of 93.56 feet to an iron rod;

Thence, leaving said road, S 89°56'38" E, a distance of 357.14 feet to an iron rod;

Thence, S 00°02'52" W, a distance of 257.20 feet to an iron rod;

Thence, S 71°23'11" E, a distance of 334.53 feet to an iron rod;

Thence, S 02°25'38" W, a distance of 43.17 feet to an iron rod;

Thence, S 43°03'46" W, a distance of 83.72 feet to an iron rod;

Thence, S 19°11'55" W, a distance of 68.28 feet to an iron rod;

Thence, N 62°49'36" W, a distance of 699.39 feet to the point of beginning and containing 165,876.274 square feet or 3.808 acres of land.

Being a portion of the same property conveyed to BDH, LLC of record in Instrument No. 20040902-0106176 in the Register's Office for Davidson County, Tennessee.

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EXHIBIT "A"

PROPERTY DESCRIPTION - TRACT C AND A 50 FOOT WIDE STRIP

Commencing at an iron rod situated in the easterly margin of Moss Road, said point also being the southwest corner of the Charles M. Blackman, Jr. et ux property of record in Book 5622, Page 474, R.O.D.C., TN.;

Thence, leaving said road, S 89°56'38" E, a distance of 357.14 feet to the point of beginning of the herein described tract of land;

Thence, S 89°56'38" E, a distance of 223.78 feet to an iron rod;

Thence, S 88°05'53" E, a distance of 115.70 feet to an iron rod;

Thence, S 88°05'53" E, a distance of 140.64 feet to an iron rod;

Thence, N 00°24'34" W, a distance of 132.06 feet to an iron rod;

Thence, S 88°01'09" E, a distance of 140.24 feet to an iron rod;

Thence, S 18°19'08" E, a distance of 239.10 feet to an iron rod;

Thence, S 21°18'50" W, a distance of 382.60 feet to an iron rod;

Thence, N 75°04'38" W, a distance of 112.05 feet to an iron rod;

Thence, N 59°22'25" W, a distance of 54.37 feet to an iron rod;

Thence, N 33°45'17" E, a distance of 39.64 feet to an iron rod;

Thence, N 57°41'39" W, a distance of 41.08 feet to an iron rod;

Thence, S 53°09'22" W, a distance of 14.28 feet to an iron rod;

Thence, N 67°22'11" W, a distance of 59.47 feet to an iron rod;

Thence, N 03°06'34" E, a distance of 285.57 feet to a point;

Thence, N 88°05'53" W, a distance of 113.84 feet to a point;

Thence, N 89°56'38" W, a distance of 222.97 feet to a point;

Thence, N 00°02'52" E, a distance of 50.00 feet to the point of beginning and containing 165,906.730 square feet or 3.809 acres of land.

Being a portion of the same property conveyed to BDH, LLC of record in Instrument No. 20040902-0106176, in the Register's Office for Davidson County, Tennessee, and by Quit Claim Deed of record in Instrument 20060713-0084291, said Register's Office.