WARRANTY DEED

22025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF October, 2006.

(Affix Seal) Notary Public

My Commission Expires:

DOUGLAS S. HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 30, 2010

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Academy for Kidz, LLC	New Owner	Map and Parcel 43-15-68
2952 River Court		
Nashville, Tennessee 37218		

Davidson County DEEDWARR
Recvd: 10/18/06 08:10 2 pg
Fees:13.00 Taxes:436.60
20061018-0129002

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 consideration, the receipt of which is hereby acknowledged, MICHAEL A. SADLER AND WIFE, VANESSA G. SADLER, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto ACADEMY FOR KIDZ, LLC, a Tennessee limited liability company, hereinafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 and 40 on the map of Rock Hills Subdivision of Block A of property of Mrs. Emma W. Dismukes, in the 11th Civil District of said County described according to a Surveyor, 8-45 as follows:

Beginning at a point on the westerly margin of Farris Avenue, 536.4 feet southerly from the southwest corner of said Farris Avenue, south 3 degrees 30' west 100 feet to the corner of Lots 38 and 39 westwardly 200 feet to a point; thence with the line between said Lots 40 and 41, eastwardly 200 feet to the beginning.

Being the same property conveyed to Michael A. Sadler and wife, Vanessa G. Sadler by quitclaim deed from Floyd Craig and wife, Fannie Craig of record in Book 11031, page 603, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

NONE.

This is (X) improved property known as 202 Farris Avenue, Madison, Tennessee 37115.

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), their heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 17th day of October, 2006:

Michael A. Sadler

Vanessa G. Sadler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named MICHAEL A. SADLER AND WIFE, VANESSA G. SADLER, the bargainor(s), 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 Franklin, Tennessee, this 17th day of October, 2006.

Notary Public

My Commission Expires: 

My Commission Expires JAN. 30, 2010