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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/06 11:08 2 pgs
Fees:13.00 Taxes:555.00
20061102-0136172

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Charles G. Frost
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Prichard Creek, LLC	**SAME AS OWNER**	
(NAME)	(NAME)	**MAP & PARCEL**
317 Harpeth Ridge Drive		**168-245.00**
(ADDRESS)	(ADDRESS)	**P/O MAP & PARCEL**
Nashville, TN 37221		**169-353.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Claude W. Smith and wife, Linda H. Smith** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Prichard Creek, LLC, a Tennessee limited liability corporation,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described as follows:

Being a tract of land lying East of Hester Beasley Road as shown on property Map 168, Assessor's Office and lying within the 35th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Bounded in general by Justin Taylor and Roy Ursery on the West; Claude W. Smith on the North; Claude W. Smith and Daniel Harless, Jr. on the East; Robert C. Sheehan on the South, more particularly described as follows:

Commencing at an existing iron pin on the East side of Hester Beasley Road (25' from the center), the Southwest Corner of Myrtle Taylor (Ref. Deed Book 4920, page 661, RODC), thence leaving Hester Beasley Road and with Taylor's South line S 41 deg. 05' 25" E 446.05' to an existing iron pin; thence N 48 deg. 54' 35" E 207.00' to an existing iron pin, the Southeast corner of a second Myrtle Taylor Tract (Ref. Deed Book 1341, page 626 RODC); thence with Taylor's second tract N 48 deg. 54' 35" E 322.55' to an existing iron pin in the East line of Justin Taylor (Ref. Deed Book 7498, page 702 RODC) and the true point of beginning of the following described tract:
Thence leaving the true point of beginning and with Justin Taylor's East line N 48 deg. 54' 35" E 98.20' to an existing iron pin, the Southeast corner of Roy Ursery (Ref. Deed Book 5119, page 518 RODC); thence leaving Taylor and with Ursery's South line N 48 deg. 54' 35" E 411.80' to an existing iron pin on the West side of a small hollow in the West line of Claude W. Smith (Ref. Deed Book 10482, page 439 RODC); thence leaving Ursery and with Smith's West line S 31 deg. 53' 52" E 452.17' to an existing iron pin in the West line of a second Claude W. Smith Tract (Ref. Deed Book 10482, page 430 RODC); thence with Smith's second tract S 49 deg. 56' 30" W 261.52' to an iron pin set; thence with a new line S 35 deg. 29' 19" E 235.99' to an existing iron pin on the East side of a Ridge Road, the Northwest corner of Daniel L. Harless, Jr. (Ref. Instrument # 20020401-0039408, RODC); thence leaving Smith and with Harless' West line S 55 deg. 27' 30" W 102.18' to an existing iron pin; S 53 deg. 40' 32" W 120.00' to an existing iron pin, the Northeast corner of Robert C. Sheehan (Ref. Instrument No. 20040827-103835 RODC); thence leaving Harless and with Sheehan's North line N 35 deg. 10' 35" W passing an existing iron pin at 218.40' in all 658.40' to the True Point of Beginning, containing 6.20 acres, more or less, and being all of the Claude Smith property as recorded in Instrument # 20030707-0092775 and a portion of Deed Book 10482, page 430, Register's Office of Davidson County, Tennessee, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062, dated March 28, 1997, and revised July 20, 2006.

In favor of and subject to is a reciprocal 50' Ingress-Egress and Utility Easement running from Hester Beasley Road through the above tract recorded in Deed Book 10482, page 430, and in favor of is a 50 foot Ingress-Egress Easement of record in Deed Book 9225, page 430, Register's Office for Davidson County, Tennessee. A private waterline easement of record as Instrument No. 20030115-0006026, Register's Office for Davidson County, Tennessee benefits this property. Linda H. Smith, by her signature below, conveys any interest she may have in the aforementioned easement to the Grantee, its successors and assigns.

Being the same property conveyed to Claude W. Smith and wife. Linda H. Smith by QuitClaim Deed from Claude W. Smith and wife, Linda H. Smith of record in Instrument No. 20061102-0136171, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property taxes which have been paid and prorated and assumed by the grantee(s); (b) Restrictive covenants contained in Instrument No. 20030707-0092775 and Book 10482, page 430, said Register's Office.

unimproved ☒
This is improved ☐ property, known as 8700 Haselton Road, Nashville, TN 37221
(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, their successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, their 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. Grantors further covenant with Grantee, its successors and or assigns the property may lawfully be used for one personal residence and that there are no adverse environmental conditions on the property, which would impair the value or marketability of the property.

Witness our hands this 31st day of October, 2006.

Claude W. Smith

Linda H. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Claude W. Smith and Linda H. Smith the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of October, 2006.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

Notary Public