Davidson County DEEDWARR
Recvd: 11/16/06 10:52 3 pgs
Fees:18.00 Taxes:1110.00

20061116-0142375

WARRANTY DEED

LYNN V. SLABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-3-2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nari Sadarangani	Nari Sadarangani	8-61.00
(NAME)	(NAME)	8-214.00
7794 Whites Creek Pike	7794 Whites Creek Pike	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(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,

National Horseshoe Pitchers Foundation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nari T. Sadarangani,

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

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ■ property, known as 7794 Whites Creek Pike, Joelton, TN 37080
(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 13th day of November, 2006.

National Horseshoe Pitchers Foundation

By: Dave Loucks

Dave Loucks, President

STATE OF CALIFORNIA
COUNTY OF NEVADA

I hereby certify that on this 13th day of November, 2006, Before me, a Notary Public of the state and county aforesaid, personally appeared Dave Loucks, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of National Horseshoe Pitchers Foundation, the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal this 13th day of November, 2006.

Commission expires: 6-17-2010

Betty C. Haskins
Notary Public

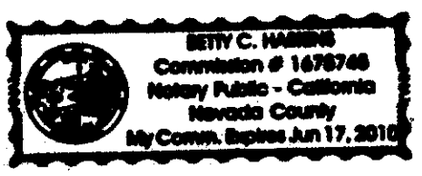


EXHIBIT A

TRACT 1
Being a tract of land in the 1st Councilmanic District of Davidson County, Tennessee described as follows:

Beginning at an iron rod in the southwesterly margin of Highway 431, said rod being the most northwest corner to the herein described tract; the southeast corner of Mary B. Lain as recorded in Will Book 90, page 33, R.O.D.C., TN; thence, leaving said margin along the northwest line North 37 deg. 22 min. 07 sec. East 499.81 feet to an iron rod; thence, along the north line this tract South 53 deg. 47 min. 39 sec. East 232.80 feet to an iron rod; thence along the east line of this tract as follows South 24 deg. 01 min. 00 sec. West 434.62 feet to an iron rod; thence, South 48 deg. 15 min. 02 sec. West 126.22 feet to an iron rod in the southwest margin of highway 431; thence, with said margin with a curve to the left, having a Delta Angle 4 deg. 01 min. 39 sec., a Radius of 2730.95 feet, a length of 191.97 feet, a Chord bearing North 44 deg. 04 min. 12 sec. West 191.93 feet; thence, North 46 deg. 05 min. 02 sec. West 120.28 feet to the point of beginning, containing 3.484 acres more or less and described according to survey by R.L. Montoya Land Survey, Inc., dated February 15, 2005.

Being the same property conveyed to National Horseshoe Pitchers Foundation by Limited Warranty Deed from AmSouth Bank, N.A. as Trustee of the R. Jack Freeman Family Trust, dated April 1, 2005 of record in Instrument Number 20050405-0036880, Register's Office for Davidson County, Tennessee.

TRACT 2
Being a tract of land in the 1st Councilmanic District of Davidson County, Tennessee and a portion of that property conveyed to Jack R. Freeman in Deed Book 8230, Page 836, Register's Office of Davidson County, Tennessee, more accurately described as Tract 2 according to a survey by Tommy E. Walker, Tn. Lic. No. 1465, dated 09-17-01 as follows:

BEGINNING at an iron pin in the southwesterly margin of Highway 431, said pin being the most southwest corner to herein described tract; thence now leaving said margin N 48 deg. 14 min. 56 sec. E, 126.90 ft. to a set iron pin; thence N 24 deg 01 min. 00 sec. E, 434.62 ft. to a set iron pin; thence N 53 deg. 47 min. 39 sec. W, 232.80 ft. to a set iron pin; thence N 37 deg. 23 min. 51 sec. E, 619.23 ft. to a set iron pin; thence S 16 deg. 53 min. 38 sec. E, 205.00 ft. to a set iron pin; thence S 24 deg. 01 min. 00 sec. W, 942.00 ft. to a set iron pin; thence S 48 deg. 15 min. 00 sec. W, 138.00 ft. to an existing iron pin in the margin of Highway 431; thence with said margin and a curve to the left (l= 01 02 min. 56 sec., R= 2730.95 ft. & CB= N 43 21 min. 10 sec. W,) for a curve distance of 50.00 ft.; to the point of beginning containing 3.451 acres more or less.

The above described tract is subject to a private overflow easement, in favor of Tract 1, as shown on the plat of the above described survey dated 09-17-01.

Being the same property conveyed to National Horseshoe Pitchers Foundation, a Tennessee Nonprofit Corporation by Quitclaim Deed from R. Jack Freeman, dated December 31, 2000 of record in Instrument Number 20011218-0139562, Register's Office for Davidson County, Tennessee.

(a) Being the same property conveyed to R. JACK FREEMAN, A SINGLE PERSON by Deed from NELSE F. PATTERSON, A WIDOWER of record in Deed Book 8230 and Page 836 on 11/02/1990 and filed for record on 11/02/1990 , Register's Office for said County.
(b) Being the same property conveyed to NATIONAL HORSESHOE PITCHERS FOUNDATION, A TENNESSEE NONPROFIT CORPORATION by Quitclaim Deed from R. JACK FREEMAN of record in Deed Instrument 200112180139562 on 12/31/2000 and filed for record on 12/18/2001 , Register's Office for said County. As to Tract 2.
(c) Being the same property conveyed to NATIONAL HORSESHOE PITCHERS FOUNDATION by Limited Warranty Deed from AMSOUTH BANK, N.A. AS TRUSTEE OF THE R. JACK FREEMAN FAMILY TRUST of record in Deed Instrument 200504050036880 on 04/01/2005 and filed for record on 04/05/2005 , Register's Office for said County. As to Tract 1.