WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 6/24/2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-0872

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
North Egg Ventures, LLC	new owner	061-15-0 229.00
(NAME)	(NAME)	
4117 Gallatin Road		
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(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, Charles W. Meador and wife, Cecilia D. Meador, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO North Egg Ventures, 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

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3924 Gallatin Pike, Nashville, TN 37216
(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 2nd day of January, 2007.

Charles W. Meador

Cecilia D. Meador

Davidson County DEEDWARR
Recvd: 01/05/07 11:18 3 pgs
Fees:18.00 Taxes:555.00

20070105-0002216

STATE OF TENNESSEE

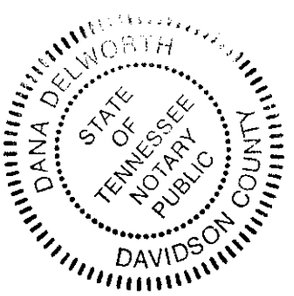
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles W. Meador and Cecilia D. Meador the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of January, 2007.

Commission expires: 01/24/09

Dana Delworth Notary Public



RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

EXHIBIT A

Tract I: Land in Davidson County, Tennessee, being Lot No. 7 and the northerly 17 ½ feet of Lot No. 6 on the Plan of M.N. Young's Inglewood Annex of record in Book 547, Page 197, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 and north part of Lot No. 6 front together 76 feet on the easterly side of a 15 foot driveway, which adjoins the easterly margin of the Gallatin Road and runs back 151 ½ feet more or less, on the southerly side and 154 feet on the northerly line with the southerly margin of Norvel Avenue, to the westerly line of Lot No. 74 measuring 62 feet 11 inches thereon.

Tract II: Land in Davidson County, Tennessee, described as follows:

A strip of land lying between the westerly margin of Lot 7 and the northerly 17 ½ feet of Lot 6 and the easterly margin of Gallatin Road, including that portion of ground across which a 50 foot right of way was granted the Nashville & Gallatin Interurban Railroad, as shown by Plan of M.N. Young's Inglewood Annex, of record in Book 547, Page 197, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin at the southeasterly corner of the intersection of Gallatin Pike and Norvell (sic) Avenue: thence south 59 deg. 23' east 32.5 feet to a point in the southerly margin of Norvell (sic) Avenue: thence south 22 deg. 24' west 76.0 feet along the westerly margin of Lots 7 and 6 to a point: thence north 64 deg. 14' west 31.3 feet to a point in the present right of way of Gallatin Pike: thence north 21 deg. 41' east 78.78 feet along the easterly margin of Gallatin Pike to the point of beginning.

BEING all of the same property conveyed to Charles W. Meador and wife, Cecilia D. Meador by Warranty Deed dated 6/23/1993 from Helen Worley and Jessie Vantrease, Neva Frederick, Ione Elliott, Lois Wright, and Iris Lenzey, sisters and heirs at law of Mildred F. McQuaid, deceased, of record in Book 9009, Page 47, Register's Office for Davidson County, Tennessee.