# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: November 14, 2009.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas C. Fox III | NEW OWNER | 317 |
| (NAME) | (NAME) | |
| 5973 Pinewood Road | | |
| (ADDRESS) | (ADDRESS) | |
| Franklin, TN 37064 | | |
| (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, Robert Helio Bernaz and wife, Olga Bernaz, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas C. Fox III and T. C. Fox Jr., as joint tenants with right of survivorship, 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 & B**

unimproved ☐

This is improved ☒ property, known as Tranham Road, Whites Creek, TN 37189

(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.

Davidson County DEEDWARR
Recvd: 02/01/07 14:52 4 pgs
Fees:23.00 Taxes:138.75
**20070201-0013486**

Witness our hands this 31st day of January, 2007.

Robert Helio Bernaz

Olga Bernaz

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 Robert Helio Bernaz and Olga Bernaz, 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 Nashville, Tennessee this 31st day of January, 2007.

Commission expires: November 14, 2009

Notary Public



## EXHIBIT A

## PROPERTY DESCRIPTION

Land lying in the 1st Councilmanic District of Davidson County, Tennessee, and being the property of Harold A. Sesler and Cheryl P. Huber, of record in Deed Book 6809, Page 338 in the Register's Office for Davidson County, Tennessee (R.O.D.C., Tn) and being bound on the north by the southerly line of the Robert Gooch property as of record in Deed Book 5360, Page 278 (R.O.D.C., Tn) and the southerly line of the Maggie Gooch prioperty as of record in Deed Book 5176, Page 87 (R.O.D.C., Tn) on the east by the westerly line of the George W. Hussey property as of record in Deed Book 6684, Page 740 (R.O.D.C., Tn), on the south by the northerly line of the Cotton Oreatha property, as of record in Deed Book 70, Page 20 (R.O.D.C., Tn), and on the west by the centerline of Tranham Road;

Beginning at a P.K. Nail set in the centerline of Tranham Road, said nail being 5200', more or less north of the intersection of Tranham Road and Whites Creek Pike;

Thence, N. 70° 56' 36" E, 11.98' to an iron pin found, being the southwesterly corner of the Robert Gooch property;

Thence, continuing with said Robert Gooch property, N 70° 56' 36" E, to an iron pin found;

Thence, N 70° 56' 36" E, 13.80' to an iron pin found, being the southeasterly corner of the said Robert Gooch property;

Thence, N 35° 22' 03" W, 96.84' to an iron pin set, being the northwesterly corner of the herein described tract;

Thence, with the southerly line of the Maggie Gooch property N 70° 19' 21" E, 1696.60' to an iron pin set, being the northeasterly corner of the herein described tract in the easterly line of the George W. Hussey property;

Thence, with said line, S 00° 40' 39" E, 262.60' to an iron pin set;

Then, S 35° 10' 39" E, 97.33' to an iron pin set at the northeasterly corner of the Cotton Oretha property;

Thence, with the northerly line of said Oretha property, S 70° 03' 53" W, passing an old t-post at 1698.39', a total distance of 1721.49' to a P.K. Nail set in the centerline of Tranham Road, said nail being 4900', more or less, north of the intersection of Tranham Road and Whites Creek Pike;

Thence, with a curve to the left, having a central angle of 32° 55' 43', a radius of 135.00' chord bearing and distance of N 22° 35' 04" W, 76.52' along an arc length of 77.59' to a P.K. Nail set;

Thence, N 35° 59' 02" W, 189.55' to the POINT OF BEGINNING and containing 594,861 square feet, or 13.656 acres, more or less.

Being the same property conveyed to Robert Helio Bernaz and wife, Olga Bernaz, by Deed of Record in Instrument No. 20021018-0128313, Register's Office for Davidson County, Tennessee.
The said Robert Helio Bernaz and Helio Silvestre Bernaz being one and the same person.

**EXHIBIT B**

**EXCEPTIONS**

1. Taxes for the year 2007, a lien, not yet due and payable.