WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/28/07 08:47 2 pgs
Fees:13.00 Taxes:8036.25

20070228-0024412

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,171,958.64

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-3-2010
(AFFIX SEAL)

DELAINA D. SCOBY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond Brody		Map 43-5
(NAME)	(NAME)	
730 Gallatin Pike	NEW OWNER	
(ADDRESS)	(ADDRESS)	Parcel 43
Madison, TN 37115		
(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, Lineberry Properties, Inc., a Tennessee corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond Brody, 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:

A tract of land in the Second Civil District of Nashville, Davidson County, Tennessee. Being Lot No. 1 on the Plan of Moore-Handley Subdivision No. 2 as of record in Plat Book 5210, Page 247, R.O.D.C., Tennessee and being more particularly described as follows:

BEGINNING at an iron pin (set) in the east right-of-way line of Gallatin Pike, U.S. 31 E said pin being 246.23 feet south of the south right-of-way line of Anderson Land as measured along the east right-of-way line of Gallatin Pike U.S. 31 E; thence,
Leaving said right-of-way line S 88° 01' 57" E a distance of 867.46 feet to an existing iron pin; thence,
N 5° 57' 41" E a distance of 255.24 feet to an existing iron pin in the south right-of-way line of Anderson Lane; thence,
With said right-of-way line S 87° 52' 10" E a distance of 19.73 feet to an existing iron pin; thence,
Leaving said right-of-way line S 5° 56' 35" W a distance of 224.48 feet to an existing fence corner post; thence,
S 6° 17' 59" W a distance of 350.74 feet to an existing iron pin; thence,
S 6° 09' 32" W a distance of 25.22 feet to an existing iron pipe; thence,
N 81° 15' 00" W a distance of 627.12 feet to an existing iron pin; thence,
N 83° 18' 57" W a distance of 259.90 feet to an existing iron pin in the east right-of-way line of Gallatin Pike, U.S. 31 E; thence,
With said right-of-way line N 6° 41' 03" E a distance of 249.77 feet to the point of beginning and containing 265,452 square feet or 6.09 acres.

BEING the same property conveyed to Lineberry Properties, Inc. by deed from Lowe's Home Centers, Inc., filed of record in Record Book 9783, Page 607, Register's Office of Davidson County, Tennessee. For further conveyance see quitclaim deed from Lineberry Properties, Inc. to J.D. Eatherly (1/2 undivided interest), filed of record in Record Book 9801, Page 396. See also quitclaim deed from J.D. Eatherly (1/2 undivided interest) to Lineberry Properties, Inc., filed of record as Instrument # 20010726-0079270, said Register's Office.

Subject to all matters as shown on plat of record in Book 5210, Page 247, Register's Office of Davidson County, Tennessee.

Subject to any and all existing easements, restrictions, right-of-ways, zoning regulations and minimum building setback lines of record.

Subject to sewer easement as shown of record in Book 5613, Page 245, Register's Office of Davidson County, Tennessee.

Subject to an easement agreement as shown of record in Instrument No. 20011030-0118391, Register's Office of Davidson County, Tennessee.

Subject to a Memorandum of Site Lease Agreement as shown of record in Instrument No. 20040330-0035452, Register's Office of Davidson County, Tennessee.

Subject to Deed of Trust in favor of Franklin National Bank as shown of record in Instrument No. 20040220-0019956 and Assignment of Rents in Instrument No. 20040220-0019957, both in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 730 Gallatin Pike, Madison, TN 37115

(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 31st day of December, 2006.

Lineberry Properties, Inc.

By: _____
Mark Lineberry, Vice President

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Mark Lineberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Vice President (or other officer authorized to executed the instrument) of Lineberry Properties, Inc. the within named bargainor, a corporation, and that such Vice President or officer as such Lineberry Properties, Inc. executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Vice President.

Witness my hand and official seal at Mt. Juliet, Tennessee this 31st day of December, 2006.

Commission expires: 5/3/2010

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Notary Public

DELAINA D. SCOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY