WARRANTY DEED

File Number: 70001

Davidson County DEEDWARR
Recvd: 03/20/07 09:03 3 pg
Fees:18.00 Taxes:555.00

20070320-0033515

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 25TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES May 23, 2009

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Gardner	Michael Gardner	49-25.00
(NAME)	(NAME)	
4673 Clarksville Pike	4673 Clarksville Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(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, Robbie G. Turner, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Gardner, a married man, 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

unimproved ☒

This is improved ☐ property, known as 4673 Clarksville Pike, Nashville, TN 37218

(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.

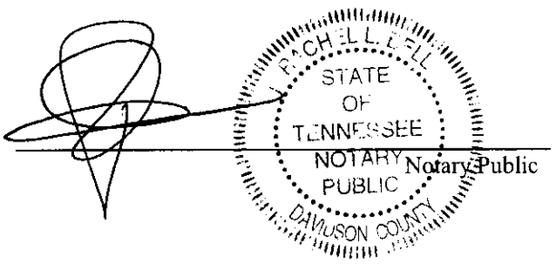
Witness my hand this 25th day of January, 2007.

Robbie G. Turner
By: Mary C. Gardner, attorney in fact
Mary C. Gardner, Attorney in fact

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 Mary C. Gardner with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Robbie C. Gardner as her Attorney in Fact as the free act and deed of the within named Robbie C. Gardner.

Witness my hand and official seal at Nashville, Tennessee this.



Notary Public

Commission expires:
MY COMMISSION EXPIRES
May 23, 2009

File No.: 70001

EXHIBIT A

LAND in the 13th Civil District of Davidson County, Tennessee, being part of Tract No.1 as shown on a survey made January 3, 1958, by Geo. W. Watkins, Surveyor, and part of Tract No. 3 as shown on Survey made by George W. Watkins, Surveyor, February 28, 1958, described together in part according to a survey made by John Kohl, Surveyor, dated 3-1-72, Job No. W72-8827, as follows:

BEGINNING at a point in the westerly margin of Clarksville Highway, also known as State Highway No. 112, said point being the southeasterly terminous of the curve connecting said westerly margin and the southerly margin of West Port Drive, also known as Westport Drive, as said curve and West Port Drive were established by instrument of record in Book 3031, Page 24, Register's Office for said county; thence along said curve northwestwardly 39.27 feet to a point in the southerly margin of West Port Drive; thence with the southerly margin of said Drive, South 87° 08' West 226.3 feet, more or less, to an iron pin in the westerly margin of Tract No. 3; thence, in a line parallel with and 30 feet south of West Port Drive, South 89° 53' West 34.2 feet to the easterly line of property conveyed to Donald E. Winter by deed of record in Book 3186, page 91, said Register's Office; thence, along Winters' easterly line, South 0' 07" West 89.5 feet to the northwesterly corner of the property conveyed to Erna M. Freudeman by deed of record in Book 3177, Page 371, said Register's Office; thence, along the northerly line of the last mentioned property and along the northerly line of the property conveyed to Erna M. Freudeman by deed of record in Book 2794, Page 99, said Register's Office, North 87° 45' East, passing the northerly common corner of said Freudeman's properties at 34.4 feet, a total distance of291.0 feet, more or less, to an iron pin in the westerly margin of Highway No. 112; thence, in a northerly direction on a slight curve with a radius of 8559.4 feet, along the westerly margin of Clarksville Highway, 98 feet to the beginning.

Being the same property conveyed to Robbie G. Turner by deed from Andrew J. Huff, Jr. and wife, Jesse P. Huff, dated September 30, 2004, of record in Instrument # 20041118-0138522, Register's Office for Davidson County, Tennessee.