File No. 270300165

WARRANTY DEED

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/23/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 04/20/07 10:07 2 pgs
Fees:13.00 Taxes:573.50
20070420-0047323

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Big M's, LLC	Same as New Owner	04316003600 04316003700
(NAME) 97 Vandiver Drive	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, William Cardwell, unmarried and Craig Cardwell, married, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Big M's, LLC, HEREINAFTER CALLED THE GRANTEE(S), Their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1: 101 Vandiver Drive

Being Part of Lot No 9 on the Plan of the Anderson Estates, as of record in Book 1130, Page 37, Register's Office for said County, being Lot No 34 of Block "A" on the Preliminary Plan of Myatt and Eagan's Subdivision of the west part of Lot No. 9 and all of Lot No 3, not of record described according to a survey made by Harvey Gee, August, 1947, as follows:

Beginning on the southwesterly margin of Vandiver Drive at the northeast corner of lot No. 1 of Block "A" on the Revised Plan of Myatt-Eagan Subdivision of Lot No. 8 and the westerly part of lot No. 9 of Anderson Estates, as of record in Book 1434, page107, said Register's Office; thence with the northerly line of Lot Nos. 1 to 5 inclusive on said recorded plan westwardly 212.3 feet to the corner of lot Nos. 11, 33 and 34 on said unrecorded plan; thence with the line between said lot Nos. 33 and 34 northeastwardly 187 feet to the southwesterly margin of Vandiver Drive; thence with same southeastwardly 100 feet to the beginning

Tract 2: 97 Vandiver Drive

Being lot Nos. 1 and 2 of Block "A" on the Revised Plan of Myatt-Eagan Subdivision of Lot No. 8 and the westerly part of lot No. 9 of Anderson Estates, as of record in Book 142, Page 107, said Register's Office, described as follows:

Beginning on the northwesterly margin of Old Hickory Boulevard at the corner of Lot Nos. 2 and 3; thence with the line between said two lots northwestwardly 236.7 feet; thence eastwardly 106 feet to the southwesterly margin of Vandiver Drive; thence with same southeastwardly 161.4 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southwestwardly 33.7 feet to the northwesterly margin of Old Hickory Boulevard; thence with same southwestwardly 86.8 feet to the beginning.

Being the same property conveyed to William Cardwell and Craig Cardwell and Bertha Cardwell through Holographic Will of record in Will Book 195, Page 317, Probate Court for Davidson County, Tennessee. The said Berta Cardwell having since died.

Subject to all matters as set forth per Survey of record in Book 1130, Page 37, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 97 Vandiver Drive, 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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 23 day of March, 2007.

William Cardwell

Craig Cardwell

STATE OF California
COUNTY OF Riverside

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named William Cardwell the bargainor(~~s~~), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(~~s~~) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 23 day of March, 2007.

Commission expires: mar. 23. 2008

Notary Public

TRINA FREGOZO
COMM. #1478324
NOTARY PUBLIC-CALIFORNIA
RIVERSIDE COUNTY
My Comm. Expires March 23, 2008

STATE OF California
COUNTY OF San Diego

AM 3-26-07
Craig ~~Will~~ Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named ~~Wil~~ Cardwell the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 26 day of March, 2007.

Commission expires:

Notary Public

ANNETTE M. HOGGAN
Commission # 1501366
Notary Public - California
San Diego County
My Comm. Expires Jul 17, 2008

File Number: 270300165

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122