PICK-UP

# WARRANTY DEED

Return to: **BOX 10-A**
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 04/20/07 15:46 2 pgs
Fees:13.00 Taxes:14763.00

20070420-0047605

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,990,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles L. Irby | Charles L. Irby | Map 145 |
| (NAME) | (NAME) | |
| 1817 Tyne Boulevard | 1817 Tyne Boulevard | Parcel 116 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Nashville, TN 37215 | |
| (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, **KENNETH SEARS AND WIFE, CHERYL SEARS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES L. IRBY,** 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 Davidson County, Tennessee, Being Tract No. 5 on the Survey by Barge, Waggoner, Sumner, & Cannon, file No. 6956, dated March 1979, and identified at the time of this conveyance as Tax Map 145-0-116, and described as follows:

Beginning at a point in the Southwest margin of Tyne Boulevard, said point being the common corner of the tract described herein and Tyne Hill Estates of record in Book 4175, page 27, Register's Office for Davidson County, thence with the common line between same, south 27° 36' west, 822.86 feet to a point, thence north 72° 17' west, 234.89 feet to a point, thence south 61° 44' west, 153.64 feet to an iron pin, thence with the common line with that tract conveyed to Fleming W. Smith, Jr. et ux, by instrument of record in Book 3792, page 76, said Register's Office, South 41° 43' west, 247.57 feet to a point in the line of that tract conveyed to J.W. Rowland, Jr., et ux, by instrument of record in Book 4575, page 546, said Register's Office, thence with the common line of same and this tract north 58° 42' west, 120.00 feet, more or less, to a point, said point being the common southerly corner of this tract and Tract No. 4 as shown on the same said survey, thence with the common line between said Tracts 5 and 4, north 35° 30' east, 1301.32 feet to a point in the southwest margin of Tyne Boulevard; thence with said margin south 50° 38' east, 161.73 feet to a point, thence south 50° 47' east, 163.86 feet to the point of beginning, containing 9.1 acres, more or less, according to said survey.

Being the same property conveyed to Kenneth Sears and wife, Cheryl Sears, by deed dated September 4, 1998 from Alice Caldwell Porter, a widow, of record in Book 11103, page 129, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes and (b) sewer easement of record in Book 8117, page 660, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1817 Tyne Boulevard, Nashville, Tennessee 37215
(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 19th day of April, 2007.

Kenneth Sears

Cheryl Sears

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 Kenneth Sears and Cheryl Sears, the bargainor, 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 19 day of April, 2007.

Commission expires:

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public