Davidson County DEEDWARR
Recvd: 06/15/07 10:50 2 pgs
Fees:18.00 Taxes:1572.50
20070615-0071764

This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
File No.: **07-1691**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **Bennie Hackney and wife, Sara Hackney, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **TY Investments, LLC, a Georgia Limited Liability Company ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

Tract 1:

A tract of land in Davidson County, Tennessee, being a portion of Lot "A" on the Map of Bush Spain's Subdivision of part of the Zack Stull Land, as of record in Book 161, page 129, Register's Once for Davidson County, Tennessee, described as follows:

Beginning at an existing iron pin in the West right-of-way of Gallatin Road, same being 114.97' North of the North right-of-way of Spain Avenue, thence with said right-of-way of Gallatin Road S 23 deg. 30' W 50.00' to an existing iron pin, thence leaving said right-of-way N 66 deg. 30' W 187.80' to an existing iron pin, thence N 23 deg, 30' E 50.00' to an existing iron pin, thence S 66 deg. 30' E 187.80' to the point of beginning containing 0.215 acres more or less.

Tract 2:

A tract of land in Davidson County, Tennessee, being a portion of Lot "A" on the Map of Bush Spain's Subdivision of part of the Zack Stull Land, as of record in Book 161, page 129, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an existing iron pin in the West right-of-way of Gallatin Road, same being 64.97' North of the North right-of-way of Spain Avenue, thence with said right-of-way of Gallatin Road S 23 deg. 30' W 64.97' to an existing iron pin in the North right-of-way of Spain Avenue, thence with said right-of-way of Spain Avenue N 66 deg. 30' W 187.80' to an existing iron pin, thence N 23 deg. 30' E 64.97' to an existing iron pin, thence S 66 deg. 30' E 187.80' to the point of beginning containing 0.280 acres more or less.

Being the same property conveyed to Bennie Hackney and Sara Hackney, as individuals, by Special Warranty Deed from Taco Bell of America, Inc., a Delaware corporation, dated December 17, 2002, of record in Instrument No. 20021231-0162582, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) All matters shown on the map of the Map of Bush Spain's Subdivision of part of the Zack Stull Land, as of record in Book 161, page 126. (2) Sanitary Sewer and/or Storm Drainage Easements of record in Book 4178, page 160 and Book 4178, page 538. (3) County taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes. (4) Grantee, its successors and assigns, hereby agree that no portion of the property shall be operated as a food outlet selling i) Mexican Food; ii) pizza; iii) chicken; iv) seafood; or v) hamburgers. This non competition clause shall be placed as a restriction on the Deed for a period of twenty (20) years from closing date of Special Warranty Deed of record in Instrument No. 20021231-0162582, Register's Office for Davidson County, Tennessee, and shall insure to the benefit and obligation of the successors and assigns of Grantor and Grantee, respectively.

Parcel ID # **Map 72-10, Parcel 82**
☒ Improved OR
☐ Unimproved property located at: **2803 Gallatin Pike, Nashville, TN 37206**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **8th** day of **June, 2007.**

Bennie Hackney

Sara Hackney

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Bennie Hackney and Sara Hackney** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the **8th** day of **June, 2007.**

Notary Public

My Commission Expires:

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

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STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$425,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the **8th** day of **June, 2007.**

Notary Public

My Commission Expires:

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

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Owner's Name: **TY Investments, LLC**

and Address: **15 Bull Street, Suite 200 Savannah, GA. 31401**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
New Owner