WARRANTY DEED

File Number: 70276

Davidson County DEEDWARR
Recvd: 08/06/07 10:17 2 pgs
Fees:13.00 Taxes:370.00

20070806-0093181

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

MY COMMISSION EXPIRES: May 23, 2009

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Modern Day Wrecking Co.	Modern Day Wrecking Co.	
(NAME)	(NAME)	
1207-1209 Baptist World Center Dr	1207-1209 Baptist World Center Dr	71-14-68 71-14-69
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(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, Shonn Tibbs, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Modern Day Wrecking Co., 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

This conveyance is subject to any and all existing easements and restrictions of record

unimproved ☐

This is improved ☒ property, known as 1207-1209 Baptist World Center Dr, Nashville, TN 37207

(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 3rd day of July, 2007.

Shonn Tibbs

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 Shonn Tibbs, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Shonn Tibbs executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of July, 2007.

Commission expires:

MY COMMISSION EXPIRES:
May 23, 2009

Rachel Bell Notary Public

EXHIBIT A

The Following two (2) tracts of land in the 12th, formerly the 17th Civil District of Davidson County, and escribed according to a survey by John M. Sullivan, Surveyor, Dated October 7, 1947, as follows:

Tract # 1:
Beginning at a point in the northeasterly margin of Whites Creek Pike, 252.5 feet more or less, northwest from the margin of Willis Street, being the westerly corner of said Pike of the tract that was quitclaimed from Thomas Caldwell and wife, to David Earps, et al., as of record in Book 2802, page 583, Register's Office; thence with Earp's line, North 6 deg. 49' East 143.6 feet; thence North 47 deg. 28' West 53.7 feet to a fence line between this land and the land of Perry Hooper, shown on said survey; thence along said fence South 13 deg. 46' West 134 feet more or less, to the northeasterly margin of Whites Creek Pike; thence with the margin of said Pike, South 66 deg. 54' East 70 feet, more or less, to the point of beginning.

Tract #2:
Beginning on the northeasterly margin of the Whites Creek Pike at a point, North 63 deg. 55' West 187.5 feet West of the western margin of Willis Street; thence with the northeasterly margin of said Pike, North 66 deg. 54' west 65 feet; thence North 6 deg. 49' East 143.6 feet; thence North 74 deg. 23' West 53.7 feet to a fence; thence North 13 deg. 46' East 152.9 feet to a rock wall; thence South 86 deg. East 69.2 feet to a fence; thence South 1 deg. 33' West 120.2 feet; thence South 3 deg. 35 ' West 235.8 feet to the beginning.

Being the same property conveyed to Shirley Sadler, John Lewis, Erica Kristine Wallace and Louise S. Lewis by deed from Andrew B. Gibson, Jr., Trustee of record in Instrument 20011214-0138483 on 12/13/2001 and filed for record on 12/14/2001, Register's Office for Davidson county.

Being the same property conveyed to Coble D. Sadler and wife, Shirley M. Sadler by deed from Cristi Scott, Clerk and Master of the Chancery Court at Nashville of record in Instrument 20057260088570 on 7/15/2005 and filed for record on 7/26/2005, Register's Office for Davidson County.

Being the same property conveyed to Lorenzo Acevado Silvestre by deed from Cobie D. Sadler and wife, Shirley M. Sadler of record in Instrument 20060511-0055521 on 5/5/2006 and filed for record 5/11/2006, Register's Office for Davidson County. Also see deed to Shonn Tibbs recorded in Instrument # 200701110004629 on 1/8/07, Register's Ofice for said County.