WARRANTY DEED

Return to: File box 9-B
First Title and Escrow
2000 Richard Jones Rd. #110
Nashville, TN 37215
ftec file #26855

Davidson County DEEDWARR
Recvd: 08/09/07 14:57 2 pgs
Fees:13.00 Taxes:1572.50

20070809-0095590

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 5-23-09 (AFFIX SEAL)

EMILY C. MAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Knob Road Land, LLC	New Owner	103-7-60, 103-7-59, 103-7-58, 103-7-61
(NAME)	(NAME)	
3010 Poston Avenue, #150		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, Paul F. Soper, Trustee, **HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Knob Road Land, LLC, a Tennessee limited liability company, 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: **with full power to mortgage, sell, convey or otherwise alienate without joinder of any beneficiary

Land in Davidson County, Tennessee, being Lot(s) Nos. 16, 17, 18 and Recreation Area Tract "D", as shown on the map entitled Plan of Brookside Court, of record Book 1424, page 145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paul F. Soper, Trustee, with full power to mortgage, sell, convey, or otherwise alienate without joinder of any beneficiary, by deed from Mary Lee Proctor O'Neil,* of record Instrument No. 20070809009558 9, dated July 31, 2007, said Register's Office.

This conveyance is subject to the following: 2007 county property taxes, a lien, but not yet due and payable; all matters appearing on the Plan of Brookside Court, of record as Book 1424, page 145, said Register's office; and all easements of record, said Register's Office.

*Trustee of the Mary Lee Proctor O'Neil Living Trust, established by the Revocable Trust Agreement of Mary Lee Proctor O'Neil, dated 6-23-2004, with full power to sell, transfer, mortgage and convey without signature of any beneficiary

unimproved ☒
This is improved ☐ property, known as 5500, 5501, 5505, Tract D-Knob Rd., Nashville, TN 37209
(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 31st day of July, 2007.

Paul F. Soper, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 31st day of July, 2007.

Notary Public

My Commission Expires:

TRICIA A. PELLOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009