WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/25/07 12:32 2 pgs
Fees:13.00 Taxes:573.50

20070925-0114315

STATE OF TENNESSEE
COUNTY OF

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 5-2

(AFFIX SEAL)

E. MATTHEWS NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC May 24, 2008 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 2784-A Highway 31W, White House, TN 37

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VEL Properties, Inc.	Same	039 00 0 121.00
(NAME)	(NAME)	
5225 Rustic Way		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, Beverly J. Cherry, Kennard R. Jones, Roland L. Jones and Deena J. Jakes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VEL Properties, Inc., 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:

Beginning at an iron pin in the southerly margin of Old Hickory Boulevard, at the northeast corner of the property being described and also being the northwest corner of the E.P. Allen property described in Book 9729, Page 854:

Thence with the west line of Allen (Tract 1) South 14 degrees 26 minutes 25 seconds West 279.01 feet to an iron pin; thence continuing with the north lien of Allen (Tract II) North 78 degrees 03 minutes 35 seconds West 114.39 feet to an iron pin ; thence with the west line of Allen Tract II) South 02 degrees 33 minutes 35 seconds East 15.00 feet to an iron pin; thence with the westerly line of B. Huffine (Instrument 200606210074276 – The Jerry L. Elmore Lot recorded in Plat Book 8250, Page 422) South 29 degrees 36 minutes 46 seconds West 161.15 feet to an iron pin; thence South 29 degrees 36 minutes 46 seconds West 422.02 feet to an iron pin; thence with the westerly line of R. Thompson (Book 8672, Page 115) South 30 degrees 11 minutes 17 seconds West 1201.02 feet to an iron pin; thence South 85 degrees 53 minutes 31 seconds West 25.18 feet to an iron pin at the southeast corner of D. Champagne (Instrument 200605040052216) with the easterly line of Champagne as follows: North 11 degrees 43 minutes 52 seconds West 1023.00 feet to an iron pin; thence North 51 degrees 19 minutes 09 seconds East 540.00 feet to an iron pin at a 30" Maple Stump; thence North 61 degrees 09 minutes 409 seconds East 343.48 feet to an iron pin at a 28" Box Elder; thence North 71 degrees 23 minutes 15 seconds East 407.00 feet to an iron pin; thence North 20 degrees 12 minutes 40 seconds East 243.03 feet to an iron pin in the southerly margin of Old Hickory Boulevard (60' Right of Way); thence with the southerly margin of Old Hickory Boulevard South 64 degrees 30 minutes 46 seconds East 126.19 feet to the point of beginning and containing 18.41 acres more or less, according to a survey by Murray Wall & Company, P.C., 1923 Green Hills Boulevard, Franklin, Tennessee, Dated May 11, 2007, File No. 2015-07.

Being the same property conveyed to Charles Roland Jones and wife, Della J. Jones by deed from C. B. Jones and wife, Sally Jones of record in Book 2153, Page 356, Register's Office for Davidson County, Tennessee. Charles Roland Jones predeceased Della J. Jones (a/k/a Della M. Jones). Della J. Jones (a/k/a Della M. Jones) died testate on December 15, 2006 and by her last will and testament of record as instrument number 20070122-0008051 devised described property to Beverly J. Cherry, Kennard R. Jones, Roland L. Jones and Deena J. Jakes.

The Executrix joins herein for the purpose of warranting to the grantee that she shall defend this estate for all taxes and debts whatsoever.

This conveyance is subject to any and all easements and minimum building setback lines of record.

unimproved ☐

This is improved ☒ property, known as 6960 Old Hickory Blvd., Whites Creek, TN 37189

(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 20th day of September, 2007.

Roland L. Jones

Beverly J. Cherry

Deena J. Jakes

Kennard R. Jones

Beverly J. Cherry, Executrix

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Beverly J. Cherry, Roland L. Jones and Deena J. Jakes the bargainor(s), 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 Goodlettsville, Tennessee, this the 20th day of September, 2007.

Notary Public

My Commission Expires: 5-24-08

STATE OF TENNESSEE
COUNTY OF ~~Dickson~~ Dickson LSM

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kennard R. Jones the bargainor(s), 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 Dickson, Tennessee this the 20th day of September, 2007.

My Commission Expires March 22, 2008 Notary Public

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Beverly J. Cherry as executrix of The Estates of Della M. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the executrix of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at White House, Tennessee this 20th day of September, 2007.

Commission expires:
5-24-08

Notary Public