# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008.
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

**THIS INSTRUMENT WAS PREPARED BY**
Westside Title, Inc., 531 Rivergate Parkway, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| CONTRACT PROPERTIES, INC. | SAME | Map 114/Parcel 118.00 |
| (NAME) | (NAME) | |
| 10608 Temple Rd. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (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, **SAMMY S. RUDOLPH AND CONNIE KNIGHT, (formerly CONNIE RUDOLPH),** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CONTRACT PROPERTIES, INC.**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in the 22nd Council District of Nashville, Davidson County, Tennessee, on the westerly margin of Old Hickory Boulevard, South of Charlotte Pike and North of Interstate 40, described according to a boundary survey dated 8-8-07 by Campbell, McRae & Associates Surveying, Inc. (John Hood, TN R.L.S. #1838) as follows:

BEGINNING at an iron rod (old) in the westerly margin of Old Hickory Boulevard at the southeast corner of the Robert A. & Beverly R. Hendricks land (Instrument #20020409-0043642, R.O.D.C., TN) and the northeast corner of the herein described land, said rod being located S 11 deg. 32'06" W 98.32 feet from a concrete highway monument, 30.07 feet left of STA. 153+98.23 shown on Tennessee Department of Transportation Plans for Project 19054-2203-04 (sheet 18) year 1988; thence with said westerly margin, S 04 deg. 01'03" E 124.45 feet to an iron rod (new) at the northeast corner of the Agape Fellowship Land (Book 5985, page 982, R.O.D.C., TN); thence with said Agape Fellowship, following an old fence line, N 85 deg. 41'30" W 237.69 feet to an iron rod (old); thence N 84 deg. 05'57" W 270.26 feet to an iron rod (old) in the easterly line of the Dorothy M. Crabtree & J.T. McFarlin Land (Book 4539, page 467, R.O.D.C., TN); thence with said Crabtree/McFarlin (fenced) N 04 deg. 36'10" W 127.23 feet to a metal post (old) in the line of said Crabtree/McFarlin and at a corner to said Hendricks S 84 deg. 31'04" E 297.00 feet to an iron rod (old); thence S 84 deg. 37'04" E 212.63 feet to the point of beginning, containing 63960.88 square feet or 1.47 acres, more or less.

Being the same property conveyed to Sammy S. Rudolph and wife, Connie Rudolph by deed of record in Book 9425, page 122, Register's Office for Davidson County, Tennessee. The said Sammy S. Rudolph and Connie Rudolph having divorced, property is now vested in Sammy S. Rudolph and Connie Rudolph as tenants in common. Connie Rudolph has re-married and is now known as Connie Knight.

This is commercial property and is not the principal residence of the grantors.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

unimproved ☐

This is improved ☒ property, known as 649 OLD HICKORY BLVD., 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.

Davidson County DEEDWARR
Recvd: 12/05/07 16:04 2 pgs
Fees:13.00 Taxes:2035.00
20071205-0141116

Witness our hands this 30th day of November, 2007.

SAMMY S. RUDOLPH

CONNIE KNIGHT

STATE OF TENNESSEE

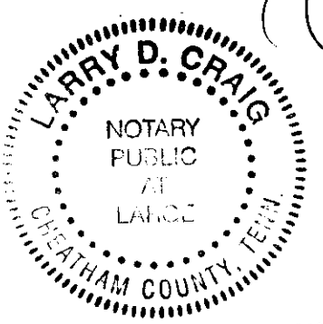
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sammy S. Rudolph and Connie Knight, 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 30th day of November, 2007.

Commission expires: February 10, 2008

Larry D. Craig Notary Public




My Commission Expires FEB. 10, 2008