File No. 80386

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/08 11:16 4 pg
Fees:23.00 Taxes:1665.00

20080509-0048215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Sabrina Y. Shoulders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

AUBORN L. HAGER III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 5, 2011

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sabrina Y. Shoulders	Same as new owner	118 04 0 202.00 118 04 0 203.00 118 04 0 204.00
(NAME) 5300 Bellcrest Drive	(NAME)	118 04 0 205.00 118 04 0 206.00 118 04 0 207.00
(ADDRESS) Antioch, TN 37013	(ADDRESS)	118 04 0 208.00 118 04 0 209.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, John T. Steinhouse (a/k/a John Steinhouse) and John Steinhouse, Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sabrina Y. Shoulders, 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

unimproved ☐

This is improved ☒ property, known as

2227 Nolensville Pike, Nashville, TN 37211 (Parcel 1)
2229 Nolensville Pike, Nashville, TN 37211 (Parcel 2)
2232 Grandview Avenue, Nashville, TN 37211 (Parcel 3)
2234 Grandview Avenue, Nashville, TN 37211 (Parcel 4)
2236 Grandview Avenue, Nashville, TN 37211 (Parcel 5)
2235 Nolensville Pike, Nashville, TN 37211 (Parcel 6)
2233 Nolensville Pike, Nashville, TN 37211 (Parcel 7)
2231 Nolensville Pike, Nashville, TN 37211 (Parcel 8)

(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.

File No. 80386
Witness our hands this 5th day of May, 2008.

John T. Steinhouse

John Steinhouse, Trustee

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 John T. Steinhouse, individually, 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 this 5th day of May, 2008.

Commission expires:

Notary Public

AUBORN L. HAGER, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 5, 2011

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 John Steinhouse, Trustee, 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 this 5th day of May, 2008.

Commission expires:

Notary Public

AUBORN L. HAGER, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 5, 2011

File No. 80386

EXHIBIT A

PARCEL NO. 1 (Map and Parcel 118 04 0 202.00)
PARCEL NO. 2 (Map and Parcel 118 04 0 203.00)

Land in the 6th Civil District of Davidson County, Tennessee, being Lot Nos. 72 and 73 on the Plan of G. P. Rose Subdivision, as of record in Book 547, Page 74, Register's Office for Davidson County, Tennessee, and further described as follows:

Said Lot Nos. 72 and 73 fronts together 104 feet on the west side of Nolensville Road and extends back 307 feet 7 inches on the north line and 329 feet 4 inches on the south line and rear line fronts 104 feet on the east margin of Grandview Avenue.

Being the same property conveyed to John Steinhouse by deed from Metropolitan Development and Housing Agency, dated April 8, 1996 and recorded on April 16, 1996 in Book 10017, page 305, Register's Office, Davidson County, Tennessee.

PARCEL NO. 3 (Map and Parcel 118 04 0 204.00)

Being part of Lot No. 74 on the map of a subdivision of G. P. Rose's property, as of record in Book 547, page 74, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Caldwell Avenue, extended, same being the northerly line of said Lot No. 74 and 20 feet easterly from the western line of said lot; thence easterly with said northerly line of said Lot No. 74, 150 feet; thence southerly, parallel with said Caldwell Avenue, extended, 50 feet, more or less, to the line between Lots Nos. 74 and 75 in said plan; thence westerly with said line, 150 feet to the eastern margin of said Caldwell Avenue, extended; thence northerly with same, 50 feet to the beginning.

Being the same property conveyed to John Steinhouse, Trustee by deed from Michael Lane Baker and wife, Teresa Baker, dated December 2, 1985 and recorded on December 2, 1985 in Book 6723, page 825, Register's Office, Davidson County, Tennessee.

PARCEL NO. 4 (Map and Parcel 118 04 0 205.00)

Being part of Lot No. 75 on the map of a subdivision of G. P. Rose property, as of record in Book 547, page 74, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point 20 feet easterly of original rear line (the original 50 foot rear line extending 20 feet east having been donated to Davidson County for an extension of Caldwell Avenue) showing 50-foot frontage on east side of Caldwell Avenue (now Grandview Avenue) and running back between parallel lines 150 feet to a line.

Being the same property conveyed to John T. Steinhouse by deed from Leslie H. Minton and wife, Edna Minton, dated June 6, 1980 and recorded on June 12, 1980 in Book 5611, page 969, Register's Office, Davidson County, Tennessee.

PARCEL NO. 5 (Map and Parcel 118 04 0 206.00)

Being that part of Lot No. 76, on the Map of a Subdivision of the G. P. Rose property, as of record in Book 547, page 74, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point 20 feet easterly of the original rear line (the original 50 foot rear line extending 20 feet east having been donated to Davidson County, for an extension of Caldwell Avenue) showing 50 foot frontage on the east side of Caldwell Avenue, and running back between parallel lines 150 feet to a line.

Being part of the same property conveyed to John Steinhouse by deed from Jean Alexander (a/k/a Jean Turner Alexander and Jean T. Alexander, a married person), dated July 30, 1996 and recorded on August 1, 1996 in Book 10140, page 920, Register's Office, Davidson County, Tennessee.

PARCEL NO. 6 (Map and Parcel 118 04 0 207.00)

Being the southerly part of the easterly part of Lot No. 76 on the Plan of the Subdivision of the G. P. Rose Property, as of record in Book 547, page 74, Register's Office, Davidson County, Tennessee.

Said part of Lot No. 76 fronts 58 feet on the westerly side of the Nolensville Pike and runs back between lines, 181 feet more or less on the northerly line and 192 feet more or less on the southerly line to the easterly line of the property conveyed to J. B. Fox and wife by deed of record in Book 854, page 281, said Register's Office, on which it measures 48 feet more or less.

INCLUDED in said description but EXCLUDED from this conveyance is the tract conveyed to the State of Tennessee in Book 4367, page 636, said Register's Office.

Being part of the same property conveyed to John Steinhouse by deed from Jean Alexander (a/k/a Jean Turner Alexander and Jean T. Alexander, a married person), dated July 30, 1996 and recorded on August 1, 1996 in Book 10140, page 920, Register's Office, Davidson County, Tennessee.

PARCEL NO. 7 (Map and Parcel 118 04 0 208.00)

Being parts of Lots Nos. 74, 75 and 76 on the Plan of G. P. Rose, as of record in Book 547, page 74, Register's Office for Davidson County, Tennessee.

Beginning at a point on the westerly margin of the new proposed right-of-way of Nolensville Road at a point 13 feet west of Buford P. Turner's northeast corner; thence with Turner's northerly line westerly 167.5 feet; thence northwardly 56 feet; thence eastwardly 157.5 feet to the westerly margin of the new proposed right-of-way of Nolensville Pike; thence with the right-of-way of said Pike south 57.8 feet to the point of beginning.

Being the same property conveyed to John Steinhouse and Nancy I. Steinhouse by deed from Virginia Ann Webb, a single person, dated November 20, 1979 and recorded on November 20, 1979 in Book 5533, page 231, Register's Office, Davidson County, Tennessee. Further conveyed to John T. Steinhouse by quitclaim deed dated February 18, 1983 and recorded on September 8, 1983 in Book 6132, page 937, said Register's Office.

PARCEL NO. 8 (Map and Parcel 118 04 0 209.00)

Land in Davidson County, Tennessee, being the northeast part of Lot No. 74 on the Plan of G. P. Rose Subdivision, as of record in Book 547, page 74, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the westerly side on Nolensville Pike and extends back between lines 159.4 feet on the northerly line, 170.3 feet on the southerly line, to a dead line in the rear, and measures 50 feet.

INCLUDED IN THE SAID PROPERTY, BUT EXPRESSLY EXCLUDED THEREFROM that property of record in Book 4364, page 341, Register's Office for Davidson County, Tennessee, described as follows:

Being Part of Lot No. 74 on the plan of G. P. Rose Subdivision as of record in Book 547, Page 74, Register's Office, Davidson County, Tennessee.

Beginning at a point in the westerly margin of Nolensville Pike, said point being Laura J. Coleman's northeast corner; thence with Coleman's northerly boundary, South 84° 34' West 10 feet to a point; thence, North 20° 13' 30" West 48.2 feet to the southerly boundary of Lot No. 73 of said plan; thence with said boundary north 83° 39' East 10 feet to the said margin of Nolensville Pike; thence with said margin South 20° 13' 30" east 48 feet to the point of beginning.

Being the same property conveyed to John Steinhouse by deed from Buton Hayes and husband, Horace L. Hayes, dated April 2, 1980 and recorded on October 3, 1980 in Book 5660, page 148, Register's Office, Davidson County, Tennessee.

John T. Steinhouse and John Steinhouse being one and the same person.

The legal description contained herein is the same as in the previous deed of record.