File No. 280600948

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/23/08 10:22 2 pg
Fees:13.00 Taxes:777.00
20080723-0075414

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 10/10/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Hilburn	Robert S. Hilburn	10100018200
(NAME) 7050 River Road Pike	(NAME) 7050 River Road Pike	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Geoffrey H. Leek, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Robert S. Hilburn and wife, Mary E. Hilburn, hereinafter called the grantee(s), Their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 8th Civil District of Davidson County, Tennessee, described as follows: BEGINNING at an iron pin in the southerly right-of-way of River Road; the same being the northeast corner of the Tandy Ladd, at ux property; thence along the right-of-way of said road S 68 deg. 36 min. 73 sec. E. 94.36 feet to an iron pin; thence S. 65 deg. 34 min. 46 sec. E. 196.35 feet to an iron pin; thence S. 34 deg. 30 min. 31 sec. W. 477.29 feet to a hickory in fence; thence S. 46 deg. 22 min. 40 sec. W. 443.74 feet to a large red oak marked in fence; thence N. 72 deg. 35 min. 21 sec. W. 315.97 feet to an iron pin; thence N. 06 deg. 57 min. 22 sec. E. 252.99 feet to an iron pin; thence N. 89 deg. 57 min. 22 sec. E. 217.00 feet to an iron pin; thence N. 06 deg. 57 min. 22 sec. E. 183.00 feet to an iron pin; thence S. 76 deg. 02 min. 38 sec. E. 104.50 feet to an iron pin; thence S. 07 deg. 16 min. 15 sec. W. 160.08 feet to an iron pin; thence S. 50 deg. 38 min. 57 sec. E. 127.15 feet to an iron pin; thence S. 81 deg. 43 min. 40 sec. E. 106.00 feet to an iron pin; thence N. 07 deg. 16 min. 15 sec. E. 571.98 feet to the point of beginning containing 5.359 acres more or less according to survey of Randolph L. Chapdelaine dated December 6, 1985. Together with the above conveyance, an easement is hereby granted to Grantees, their heirs and assigns, over the southeasterly corner of the Ladd property as set forth in the survey of Randolph L. Chapdelaine dated 12-6-85.

Being the same property conveyed to Geoffrey H. Leek and wife, Sara Leek, by warranty deed from Marion Holt Wilmoth and husband, Christopher Wilmoth, of record in Instrument No. 20030102-0000810, Register's Office for Davidson County, Tennessee, dated December 27, 2002. Further being conveyed to Geoffrey H. Leek by quitclaim deed from Sara Leek n/k/a Sara Keiser, of record in Instrument No. 20080611-0060152, Register's Office of Davidson County, Tennessee, dated June 6, 2008.

Taxes for the year 2008 a lien, not yet due and payable. All prior years are paid.

Easement over the southeasterly corner of the Ladd property as set forth in the survey of Randolph L. Chapdelaine dated 12/6/85.

Metropolitan Government of Nashville and Davidson County Health Letter dated August 10, 1988 of record in Book 7623, page 494 and re-recorded in Book 8284, page 102, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7050 River Road Pike, 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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 18th day of July, 2008.

Geoffrey H. Leek
By: K. Thomas Sidwell, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, K. Thomas Sidwell, with whom I am personally acquainted and show proved himself to be the Attorney in fact of Geoffrey H. Leek, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 18th day of July, 2008.

Commission expires:

10/10/09

Notary Public

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 280600948

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027