BOX 10-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/23/08 09:45 2 pgs
Fees:13.00 Taxes:1110.00

20080923-0096691

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2008.

Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Outer Drive Partners Limited Liability Company	New Owner	
(NAME) 9028 Mayfield Court	(NAME)	148-2-69
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, **GLADYS ANDERSON, UNMARRIED, AS TO AN UNDIVIDED ½ INTEREST AND GLADYS ANDERSON, UNMARRIED, AS TO A LIFE ESTATE AND SHEILA PELTON WAYMAN, EXECUTRIX OF THE ESTATE OF OPAL ARLINE PELTON, DECEASED, AS TO THE REMAINDER, AS TO AN UNDIVIDED ½ INTEREST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OUTER DRIVE PARTNERS LIMITED LIABILITY COMPANY, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of Rolling Meadows, of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.

Said lot fronts 90 feet on the southerly side of Outer Drive and runs back 219.2 feet on the easterly line and 255.9 feet on the westerly line, to a line which measures 141 feet.

Being the same property conveyed to Gladys Anderson and Opal Arline Pelton, as joint tenants in common with no rights of survivorship by deed from Richard Hedgepath, Jr., Trustee, dated February 1, 2005, of record as Instrument No. 20050202-0012326, Register's Office for Davidson County, Tennessee. The said Opal Arline Pelton having since died and by her Will of record as Instrument No. 20060629-0078156, Register's Office for Davidson County, Tennessee, the subject property was conveyed to Gladys Anderson, as to a life estate and Sheila Pelton Wayman, Executrix, as to the remainder.

unimproved ☐

This is improved ☒ property, known as 4164 Outer Drive, Nashville, TN 37204

(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, its successors and assigns forever; and we do covenant with the said GRANTEE 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, its successors 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 22nd day of September, 2008.

Sheila Pelton Wayman, Executrix

Sheila Pelton Wayman, Executrix of the Estate of
Opal Arline Pelton, deceased

Gladys Anderson By
Sammy J Barnes
Attorney-in-Fact

Gladys Anderson

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 Sheila Pelton Wayman, Executrix of the Estate of Opal Arline Pelton, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of September, 2008.

Kevin D. Montgomery Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sammy J. Barnes, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 22nd day of September, 2008.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011