BILL GARRETT, Davidson County
Trans:T20090036035 DEEDWARR
Recvd: 06/01/09 15:57 4 pgs
Fees:23.00 Taxes:902.43
20090601-0050377

This Instrument Was Prepared By:
Robert M. Holland, Jr., Esq.
Miller & Martin PLLC
1200 One Nashville Place
150 Fourth Avenue North
Nashville, TN 37219-2433

Address New Owner(s):
Gorham Estates, LLC
6100 Jocelyn Hollow
Nashville, TN 37205

Send Tax Bills to:
Same

Map & Parcel:

103-140-054.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROBERT C. LINEBERGER and wife, ANNE M. LINEBERGER (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to GORHAM ESTATES, LLC, a Tennessee limited liability company, (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

SEE EXHIBIT A

This conveyance is made subject to:

Taxes for the year 2009 and subsequent years, a lien not yet due and payable.

This is improved property known as 101 West Hillwood Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of May, 2009.

ROBERT C. LINEBERGER

ANNE M. LINEBERGER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ROBERT C. LINEBERGER, 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 Nashville, Tennessee this 28th day of May, 2009.

Notary Public

My Commission Expires: 7-5-2011

ROBERT M. HOLLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ANNE M. LINEBERGER, the bargainor(s), 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 28th day of May, 2009.

Notary Public

My Commission Expires: 7-5-2011

ROBERT M. HOLLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $243,900.

Affiant

Subscribed and sworn to before me, this 28th day of March, 2009.

Notary Public

My Commission Expires: 7-5-2011

ROBERT M. HOLLAND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Hillwood Terrace, of record in Plan Book 2663, page 50, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the southerly margin of Neartop Drive at the corner of Lots Nos. 10 and 11 of said plan; thence with the line between said lots southwardly 220 feet to a point; thence westwardly 205.39 feet to a point in the easterly margin of West Hillwood Drive; thence with the margin of West Hillwood Drive, northwardly 206.11 feet to the beginning of a curve to the right; thence around said curve northeastwardly 35.92 feet to the southerly margin of Neartop Drive; thence continuing with the said margin of Neartop Drive, eastwardly 151.06 feet to the point of beginning.

Being the same property conveyed to Robert C. Lineberger and wife, Anne M. Lineberger by deed from James M. Brewer and wife, Andrea C. Brewer, of record in Instrument Number 20020806-0094742, Register's Office for Davidson County, Tennessee.