WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090049443 DEEDWARR
Recvd: 07/22/09 11:12 2 pgs
Fees: 13.00 Taxes: 4606.50

20090722-0068754

State of Tennessee)
County of Davidson)

09-05-005-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th day of July, 2009

Carol A Clawson
Notary Public

My Commission Expires: 3-20-10

CAROL A. CLAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
CHAD A. COLLIER AND JOHN L. COLLIER	NEW OWNER	160-00-0
(NAME) 5560 Franklin Pike Circle	(NAME)	055.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JACK CASE WILSON AND WIFE, ANNE V. WILSON**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHAD A. COLLIER,** UNMARRIED **AND JOHN L. COLLIER,** MARRIED * 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:

* AS TENANTS IN COMMON

CERTAIN improved real property located in the 32nd Councilmatic District of Davidson County, Tennessee and being more particularly described according to a Survey by H & H Land Surveying, Inc., dated June 10, 1998, as follows, to-wit:

BEGINNING at an iron pin (old) in the northerly right-of-way of Franklin Pike Circle, said point being the southwesterly corner of Nashville Lodge No. 72, B.P.O. Elk of record in Book 4498, Page 118, Register's Office for Davidson County, Tennessee. Thence with said right-of-way North 82° 45' 44" West, 148.61 feet to a concrete monument; thence following the right-of-way of T.D.O.T. Project No. 112-65-2963075 with a curve to the right having a delta of 126° 50.28", a radius of 155.00 feet, a length of 343.14 feet and a chord of North 48° 05' 16" West, 277.24 feet to an iron pin (new); thence continuing with said right-of-way for the following three calls: North 42° 24' 22 East, 17.50 feet to a concrete monument; thence North 56° 12' 18" West, 5.90 feet to a concrete monument; thence North 41° 42' 49" East, 65.60 feet to an iron pin (old); the point of beginning of this tract.

THENCE with the East right-of-way of Franklin Pike Circle North 36° 44' 02" East, 385.06 feet to an iron pin in the West line of Brentwood Properties (formerly Nashville Lodge No. 72, B.P.O. Elk); thence South 00° 38' 29" East, 147.60 feet to an iron pin found; thence South 02° 32' 05" West, 200.97 feet to an iron pin found in the northeast corner of Country Suites Inns & Hotels Property; thence with said Country Suites Inns & Hotels Property North Line, North 79° 53' 31" West, 226.59 feet to the point of BEGINNING.

BEING the same property conveyed to JACK CASE WILSON by Warranty Deed from HCF PROPERTIES, LLC, dated June 18, 2003, of record in Instrument No. 20030619-0084603, Register's Office for Davidson County, Tennessee. SUBSEQUENTLY, JACK CASE WILSON conveyed his interest to JACK CASE WILSON AND WIFE, ANNE V. WILSON by Quitclaim Deed of record in Instrument No. 20050407-0038517, said Register's Office. SUBSEQUENTLY, Scrivener's Affidavit of record in Instrument No. 20090722-0068753, recorded simultaneously herewith.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **5560 Franklin Pike Circle, Brentwood, TN, 37027.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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 WHEREOF, our hands, this 17th day of July, 2009.

JACK CASE WILSON

ANNE V. WILSON

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 **JACK CASE WILSON AND WIFE, ANNE V. WILSON**, the bargainor(s), 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 Brentwood, Tennessee, this 17th day of July, 2009.

My Commission Expires: 01/03/11

Notary Public

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON