BILL GARRETT, Davidson County
Trans:T20100021468 DEEDWARR
Recvd: 04/12/10 11:13 2 pgs
Fees:13.00 Taxes:333.00
20100412-0027418

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

R-C21-10-0107A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reyes Construction, Inc.	Reyes Construction, Inc.	
1370 Hazelwood Drive, Suite 213-A	(NAME) 1370 Hazelwood Drive, Suite 213-A	
(ADDRESS) Smyrna, TN 37167	(ADDRESS) Smyrna, TN 37167	43-15-168,169,170,293
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STRONG TOWER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto REYES CONSTRUCTION, INC., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT I - (PARCEL 168) LAND LYING WITHIN THE 9TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING THE PROPERTY OF TCMC MADISON-PORTLAND, INC., MAP 43-15, PARCEL 168 OF RECORD AT INSTRUMENT NO. 20060403-0037167, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED ACCORDING TO A BOUNDARY SURVEY BY HART, FREELAND, ROBERTS, INC., STANLEY K. DRAPER, R.L.S. #2389, DATED 12-09-06, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT AN IRON PIN NEW IN THE EASTERLY RIGHT-OF-WAY LINE OF LARKIN SPRINGS ROAD, SAID PIN BEING THE SOUTHWESTERLY CORNER OF THE TCMC MADISON-PORTLAND, INC. PROPERTY, OF RECORD AT INSTRUMENT NO. 20060403-0037167, MAP 43-15, PARCEL 167; THENCE, LEAVING SAID RIGHT-OF-WAY LINE, S 83 DEG 10' 02" E, PASSING AT 390.99', AN IRON PIN NEW (WITNESS POINT), A TOTAL DISTANCE OF 395.99' TO A POINT IN THE WESTERLY LINE OF LOT 95, KINGSWAY GREEN, OF RECORD IN PLAT BOOK 3842, PAGE 227; THENCE, WITH SAID LINE OF LOT 96, S 7 DEG 50' 46" W, 50.57' TO AN IRON PIN NEW AT THE NORTHEAST CORNER OF TCMC MADISON-PORTLAND, INC., MAP 43-15, PARCEL 169 OF RECORD AT INSTRUMENT NO. 20060403-0037167; THENCE, N 83 DEG 06' 42" W, 396.16' TO AN IRON PIN NEW IN THE EASTERLY RIGHT-OF-WAY LINE OF LARKIN SPRINGS ROAD; THENCE, WITH SAID RIGHT-OF-WAY, N 8 DEG 03' 09" E, 50.18' TO THE POINT OF BEGINNING AND CONTAINING 19949 SQUARE FEET, OR 0.458 ACRES, MORE OR LESS.

TRACT II - (PARCEL 169) LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1, STRONG TOWER II SUBDIVISION AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20071009-0120268, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

TRACT III - (PARCEL 293) LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 2, STRONG TOWER II SUBDIVISION AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20071009-0120268, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

TRACT IV - (PARCEL 170) LAND LYING WITHIN THE 9TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING THE PROPERTY OF TCMC MADISON-PORTLAND, INC., MAP 43-15, PARCEL 170 OF RECORD AT INSTRUMENT NO. 20060403-0037167, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED ACCORDING TO A BOUNDARY SURVEY BY HART, FREELAND, ROBERTS, INC., STANLEY K. DRAPER, R.L.S. #2389, DATED 11-10-06, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT AN IRON PIN OLD IN THE EASTERLY RIGHT-OF-WAY LINE OF LARKIN SPRINGS ROAD, AT ITS INTERSECTION WITH NORTHERLY RIGHT-OF-WAY

LINE OF BUBBLING WELL ROAD, THENCE, WITH SAID EASTERLY RIGHT-OF-WAY LINE, N 8 DEG 03' 09" E, 100.37' TO AN IRON PIN NEW AT THE SOUTHWEST CORNER OF TCMC MADISON-PORTLAND, INC., MAP 43-15, PARCEL 169 OF RECORD AT INSTRUMENT NO. 20060403-0037167; THENCE, S 83 DEG 00' 01" E, 396.31' TO AN IRON PIN NEW IN THE WESTERLY LINE OF LOT 90, KINGSWAY GREEN, SECTION 1, OF RECORD IN PLAT BOOK 3842, PAGE 227; THENCE, WITH SAID LINE, S 7 DEG 50' 46" W, 101.13' TO AN IRON PIN OLD IN THE NORTHERLY RIGHT-OF-WAY LINE OF BUBBLING WELL ROAD; THENCE, WITH SAID RIGHT-OF-WAY, N 82 DEG 53' 21" W, 396.86' TO THE POINT OF BEGINNING AND CONTAINING 39961 SQUARE FEET, OR 0.917 ACRES, MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO STRONG TOWER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY GENERAL WARRANTY DEED FROM HTI MEMORIAL HOSPITAL CORPORATION, A TENNESSEE CORPORATION, RECORDED ON THE 29TH DAY OF DECEMBER, 2006 IN INSTRUMENT NO. 20061229-0160593, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH ON PLAT OF RECORD IN INSTRUMENT NO. 20071009-012068; EASEMENT OF RECORD IN INSTRUMENT NO. 20030310-0031359, 20030310-0031360, 20030310-0031361, 20061228-0168174, 20061228-0160175, 20061228-0160176, 20061228-0160177 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved (X)

This is improved ( ) property, known as 107,111,115,117 Larkin Springs Road, Madison, Tennessee 37115

(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 hand(s) this 26th day of March, 2010.

Strong Tower, LLC, a Tennessee Limited Liablity Company

BY: Dawn Lesueur

Dawn Lesueur, Managing Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of March, 2010, before me personally appeared Dawn Lesueur, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Managing Member of Strong Tower, LLC, a Tennessee, the within named bargainor, a limited liability company, and that she as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of March, 2010.

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903