WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2010.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

Deanie L. Gregory, Atty. THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeff Wilkerson	Jeff Wilkerson	08202004300
(NAME)	(NAME)	
1016 Whites Creek Pike	1016 Whites Creek Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(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, Knob Hill Properties, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeff Wilkerson, 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:

SEE ATTACHED EXHIBIT "A"

unimproved ☐

This is improved ☑ property, known as 1006 Whites Creek Pike, Nashville, TN 37207
(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 GRANTEES, their heirs 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 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 hand this 16th day of August, 2010.

BILL GARRETT, Davidson County
Trans:T20100050892 DEEDWARR
Recvd: 08/17/10 09:24 2 pgs
Fees:13.00 Taxes:277.50
20100817-0064803

KNOB HILL PROPERTIES, LLC

BY: David K. Wills

David K. Wills, Chief Executive Manager

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared David K. Wills, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Executive Chief Mgr of Knob Hill Properties, LLC, the within named bargainor, a limited liability company, and that he as such Executive Chief Mgr being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Executive Chief Manager *(or who proved to me on the basis of satisfactory evidence)

WITNESS my hand and seal this 16th day of August, 2010.

My Commission Expires:
March 03, 2014

Deanie L. Gregory
Notary Public, Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, described as follows:

Being part of Lots Nos. 20, 21, and 22 on the Plan of J. R. Love and E. A. Hail's Subdivision of record in Book 421, Page 130, Register's Office for Davidson County, Tennessee.

Beginning on the westerly margin of Whites Creek Pike, 2 feet north of the northeast corner of said Lot No. 21; thence, westwardly 100 feet to a corner of the Strider property; thence with his easterly line southwardly 50 feet to the northerly line of the property conveyed to George R. Smith by deed from Angeline Smith of record in Book 647, Page 114, said Register's Office; thence with Smith's northerly line eastwardly 111-1/2 feet, more or less, to the westerly margin of said Pike; thence with said Pike, northwardly 102 feet to the beginning.

Being the same property conveyed to Knob Hill Properties, LLC by Warranty Deed from Nathan Wall and wife, Patricia E. Wall which deed is being recorded simultaneously herewith as Instrument No. 20040521-0060237 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF J. R. LOVE AND E. A. HAIL'S SUBDIVISION OF RECORD IN BOOK 421, PAGE 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO THE RIGHT-OF-WAY OF WHITES CREEK PIKE.