BILL GARRETT, Davidson County
Trans:TZ0110015008 DEEDWARR
Recvd: 03/14/11 10:51 3 pgs
Fees:18.00 Taxes:77.70
20110314-0019927

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>WESLEY D. TURNER<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 DEADERICK STREET, SUITE 1100<br>P. O. BOX 198888<br>NASHVILLE, TENNESSEE 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $21,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 10th day of March, 2011.<br><br>Notary Public<br><br>My Commission Expires: |

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2014

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Highway 70 Lake, LLC<br>37 Concord Park East<br>Nashville, TN 37205 | SAME | 141 00 0 184.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BELLEVUE I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **HIGHWAY 70 LAKE, LLC**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

**Land lying in the Twenty-Second Councilmanic District of Davidson County, Tennessee, being more particularly described as follows:**

**Tract One:**

**Beginning in the southerly right-of-way of Highway 70 South at a Northwesterly corner of S'S Transitory Group 4, LLC Property of record as Instrument No. 20001120-114749, R.O.D.C.;**

**Thence with the boundary of said S's Transitory Group South 12 Deg. 36' 52" East, Passing an iron rod at 6.78 feet and continuing on, in all, 157.08 feet to an iron rod;**

**Thence South 02 deg. 53' 30" East, 165.00 feet; Thence South 50 deg. 20" 00" West, 153.10 feet;**

**Thence South 35 deg. 40' 00" West, 122.50 feet; Thence South 39 deg. 20' 00" East, 221.15 feet;**

**Thence South 89 deg. 14' 20" East, 121.80 feet; Thence North 51 deg. 41' 00" East, 709.15 feet;**

**Thence South 40 deg. 06' 32" East, 61.85 feet to an iron rod in the northerly right of way of Interstate I-40;**

**Thence with said Interstate right-of-way as follows:**

**South 50 deg. 00" 10" West, 659.13 feet to a concrete monument;**

**South 60 deg. 02' 11" West, 1,298.93 feet to an iron rod;**

**North 30 deg. 07' 28" West, 10.00 feet to a concrete monument;**

**South 59 deg. 52' 32" West, 169.90 feet to a southeasterly corner of Mable F. Smith, Trustee property of record as Instrument Number 20000328-0031165, R.O.D.C.;**

**Thence with said Smith property as follows:**

**North 29 deg. 33' 19" East, 340.03 feet;**

**North 29 deg. 12' 09" West, 191.75 feet to an iron rod in the southerly right-of-way of Highway 70 South;**

**Thence with said southerly right-of-way as follows:**

**Northeasterly with a curve to the left 307.33 feet, said curve having a radius of 535.50 feet, a central angle of 32 deg. 52' 56" and a chord of 303.12 feet at North 56 deg. 37' 54" East;**

**North 40 deg. 11' 26" East, 826.93 feet;**

**Northeasterly with a curve to the right 275.96 feet to the beginning, said curve having a radius of 790.90 feet, a central angle of 19 deg. 59' 30" and a chord of 274.56 feet at north 50 deg. 11' 11" East, containing 14.931 acres, more or less.**

**Being the same property conveyed to Bellevue I, LLC, a Tennessee limited liability company, by deed dated July 21, 2004, from The Maddox Foundation, a Mississippi Non-Profit Corporation, of record as Instrument No. 20040722-0087805, Register's Office for Davidson County, Tennessee.**

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 7900, page 742, Register's Office for Davidson County, Tennessee.

3. Declaration of Reciprocal Easements and Restrictive Covenants of record in Book 9364 page 926, Register's Office for Davidson County, Tennessee.

4. Grant of Transmission Line Easement of record in Book 2274, page 96; Book 3184, page 87; and in Book 3572, page 251, Register's Office for Davidson County, Tennessee.

5. Lack of direct access to Interstate 40; such rights of access having been condemned in the suit styled D. W. Moulton, Commissioner, Department of Highways of the State of Tennessee vs Edward M. Polk and wife, Martha R. Polk, Paul Schiel, Trustee, No. 58912, in the Second Circuit Court of Davidson County, Tennessee, dated March 5, 1962, of record in Book 3346, page 133, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: **0 Highway 70 South, Nashville, TN 37221.**

**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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 10th day of March, 2011.

**BELLEVUE I, LLC,**
a Tennessee limited liability company

BY: _____
John Sisco, Chief Manager

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN SISCO,** 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 Chief Manager 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 10th day of March, 2011.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014