WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110016216 DEEDWARR
Recvd: 03/18/11 14:20 2 pgs
Fees:13.00 Taxes:703.00
20110318-0021463

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011.
(AFFIX SEAL)

JOHN R. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW OF BRENTWOOD, INC., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Porter Francis Investments	Porter Francis Investments	10609000900
(NAME)	(NAME)	
464 Woodycrest Avenue	464 Woodycrest Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(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, **Ronald E. Wenzler, Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Porter Francis Investments, a general partnership, composed of John Francis Hamilton, Sr. and Joe Porter Hamilton, III**, 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:

A tract of Land in the Sixth Civil District of Davidson County, Tennessee, being part of Lot No. 10 on the Map of the Lands of L.P. Hagan, as of record in Book 843, page 80, Register's Office for Davidson County, Tennessee, and also being part of Lot "G" on said Plan and Being the northeast Quadrant of the Intersection of Fesslers Lane, formerly Woodycrest Avenue, and Kilvington Boulevard, and being more particularly described according to a survey by George E. Daniels, dated 7/25/79, as follows:

Beginning at an iron pin at the radius turn out in the Northeast intersection of Fesslers Lane and Kilvington Boulevard and being the easterly right-of-way of Fesslers Lane and proceeding as follows: With the easterly right-of-way of Fesslers Lane, N 1 deg. 43' E, a distance of 143.15 feet to an iron pin, thence leaving the easterly right-of-way of Fesslers Lane and with the south line of the Tennessee Machinery Company Property, S 89 deg. 51' E, a distance of 60 feet to a P.K. Nail in the Northerly right-of-way of Kilvington Boulevard; thence with the north right-of-way of Kilvington Boulevard, N 89 deg. 51' W, a distance of 39.45 feet to a P.K. Nail in the radius turn out; thence with the radius turn out being a curve to the right having a radius of 20 feet, a distance of 31.96 feet, to the point of beginning, as per survey by Turner Engineering Company, dated 7/25/79.

Being the same property conveyed to Ronald E. Wenzler, Jr. by deed from William W. Snyder of record in Instr. No. 20050826-0102179, Register's Office for *Davidson County, Tennessee.

Being the same legal description as used in the prior Deed.

This conveyance is subject to 2011 taxes, prorated and assumed by the Grantees; to all matters as set out on the plan of record in Book 843, page 80; Sanitary Sewer and/or Storm Drainage Easement as set out in Book 4834, page 841; Lease executed by and between Ronald R. & Joan Kerr, Lessor, and Stevenson Displays, Lessee, for outdoor advertising, of record in Book 7901, page 540, said Register's Office. Subject to the rights and claims of parties in possession. Subject to any and all leases not of public record.

unimproved ☐

This is improved ☒ property, known as 460 Woodycrest Avenue, Nashville, TN 37210
(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 18th day of March, 2011.

Ronald E. Wenzler

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Ronald E. Wenzler, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tennessee this 18th day of March, 2011.

Commission expires: October 22, 2011

Ann B. Waddell ★ Notary Public

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON