WARRANTY DEED

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$18,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael S Forsman	NEW OWNER	047-87
(NAME)	(NAME)	
110 WEST 7TH, SUITE 900		
(ADDRESS)	(ADDRESS)	
TULSA, OK 74119-1044		
(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, Appenzell, Inc., an Illinois Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael S Forsman, 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 Exhibit A

Being ~~part of~~ the same property conveyed to Tim Forsman as to an undivided fifty percent (50%) interest and Ian Haldimann as to an undivided fifty percent (50%) interest, both as tenants in common, by deed of record in Instrument No. 20091117-01105921 Register's Office for Davidson County, Tennessee. And further Being ~~part of~~ the same property conveyed to Appenzell, Inc. an Illinois Corporation, as to an undivided fifty percent (50%) interest and Tim Forsman as to an undivided fifty percent (50%) interest, both as tenants in common, by deed of record in Instrument No. 20100412-0027499 Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☒

This is improved ☐ property, known as 4865 Eatons Creek Rd., Nashville, TN 37218
(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.

BILL GARRETT, Davidson County
Trans:T20110025575 DEEDWARR
Recvd: 05/02/11 10:12 3 pgs
Fees:18.00 Taxes:66.60
20110502-0033201

Witness my hand this 22nd day of April, 2011.

Appenzell, Inc, an Illinois Corporation

By: _____
Ian Haldimann, Director

STATE OF Illinois
COUNTY OF DuPage

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ian Haldimann with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the Director of the Appenzell, Inc., an Illinois Corporation, the within named bargainor, a Corporation, and that such Director executed the foregoing instrument for the purpose therein contained, by personally signing the name of Appenzell, Inc., an Illinois Corporation as Director.

Witness my hand and official seal at 2:30PM, this the 22nd day of April, 2011.

"OFFICIAL SEAL"
Aaron Tatro
Notary Public, State of Illinois
My Commission Expires May 16, 2011

Notary Public
Commission Expires: 5/16/2011

EXHIBIT A

Property located at 4865 Eatons Creek Road in the City of Nashville, 1st Councilmanic District of Davidson County, Tennessee. Being described according to a survey by J. Bruce Rainey, Surveyor #823 dated October 19, 2009 and known as Job No. 09-0115, as follows:

BEGINNING at an iron pin set in the westerly right-of-way of Eatons Creek Road at the Southeast corner of the herein-desribed tract. Said point of beginning also being the Northeast corner of the Herman F. Marks property of record in Book 5410, Page 85, R.O.D.C., TN. Thence from said POINT OF BEGINNING, leaving Eatons Creek Road with the northerly line of Marks, S 66°15'42" W - 102.39' to an iron pin set; Thence S 76°45'42" W - 714.00' to an iron pin set; Thence S 25°44'18" E - 209.00' to an iron pin set in the northerly line of the Deborah G. Purcell property of record in Book 9592, Page 750, R.O.D.C., TN. Thence with the northerly line of Purcell, S 76°45'42" W - 876.00' to an iron pin set in a fence; Thence N 36°50'59" W - 80.00' to an existing iron pin in the easterly line of the Thomas L. Hazlewood property of record in Instrument No. 200904140033890, R.O.D.C., TN. Thence with the easterly line of Hazlewood, N 29°05'31" E - 306.19' to an existing iron pin; Thence N 26°37'39" E - 298.75' to an existing iron pin; Thence N 20°41'31" E - 127.95' to an existing iron pin at the Southeast corner of the George O. Hazlewood etux property of record in Book 6663, Page 305, R.O.D.C., TN. Thence with the easterly line of Hazlewood, N 20°28'16" E - 398.41' to an existing iron pin, a corner to the John Turner Jones etux property of record in Book 4229, Page 120, R.O.D.C., TN. Thence with the line of Jones, S 36°16'29" E - 86.00' to a 10" Hickory tree in the fence; Thence S 11°52'56" E - 297.47' to a 30" Hickory tree in the fence; Thence S 64°39'22" E - 127.78' to a steel fence post; Thence S 73°13'03" E - 47.71' to a steel fence post; Thence S 76°30'44" E - 239.44' to a fence corner post; Thence N 26°33'09" E - 199.21' to a 36" Oak tree in the fence; Thence N 35°02'53" E - 153.04' to a wood fence post; Thence N 48°19'12" E - 66.75' to a steel fence post; Thence N 60°04'41" E - 147.67' to an iron pin set in the westerly right-of-way of Eatons Creek Road; Thence with said right-of-way and a curve right having a radius of 2564.38', a chord length of 331.03', said chord having a bearing of S 32°54'05" E and an arc length along said curve of 331.26' to an iron pin set; Thence S 29°43'55" E - 184.03' to the POINT OF BEGINNING, containing 16.26 acres, more or less, together with an easement for roadway purpose for the purpose of ingress and egress to the above described access to the 44.12 acre tract lying south the aforesaid property as now located.