SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120002636 DEEDWARRSP
Recvd: 01/11/12 13:53 2 pgs
Fees:13.00 Taxes:481.00
20120111-0002985

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-18-2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Turner Investment Properties, LLC	NEW OWNER	069-16 193.00
P. O. Box 330238	(NAME)	
Nashville, TN 37203	(ADDRESS)	
(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, **TENNESSEE COMMERCE BANK**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TURNER INVESTMENT PROPERTIES, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT ONE:
Land Davidson County, Tennessee, being the southerly part of Lot Number 15 and the northerly part of Lot Number 16 of Block "1" on the Map of G.T. Sheegog Subdivision at Bordeaux, as of record in Book 421, page 191, of the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the easterly margin of Asylum Avenue 22 feet north of the common corner of lots numbers 16 and 17; thence easterly 255 feet, more or less, to the westerly line of lot number 5, 9.5 feet north of the common corners of lots numbers 5, 6, 16, and 17; thence northerly along the line between lots numbers 5, 16, 4 and 15, 100 feet to a point 9.5 feet north of the common corners of lots numbers 5 and 16; thence westerly 255 feet, more or less, to the easterly margin of Asylum Avenue, said point being 22 feet north of the common corners of lots numbers 15 and 16; thence southerly along the easterly margin of said Avenue, 100 feet to the beginning.

INCLUDED IN THIS DESCRIPTION BUT EXCLUDED IN THIS CONVEYANCE:

Beginning at the point of intersection of the southeast margin of County Hospital Road and the southwest boundary of the James W. McWhirter etux property; thence with the said southwest boundary South 46 deg. 00' East 7 feet more or less to a point; thence with the meander of the slope southwesterly 100 feet more or less to a point; thence North 46 deg. 00' West 5 feet more or less to a point thence with the said southwest margin North 40 deg. 33'08" East 100 feet more or less to a point of beginning and containing 400 square feet and being part of the property conveyed by Christine Leech etal to James Biggs McWhirter of record in Deed Book 4809, page 306, Register's Office for Davidson County.

The property is located on the southeast side of County Hospital Road and is South 40 deg. 33'08" West 325 feet from the centerline of Old Hydes Ferry Pike in Bordeaux, Davidson County, Tennessee.

Being the same property conveyed to Tennessee Commerce Bank by Substitute Trustee's Deed from R. Garry Chaffin, Substitute Trustee, dated May 6, 2011, of record in Instrument No. 20110509-0035414, Register's Office for Davidson County, Tennessee.

TRACT TWO:
Property in Davidson County, Tennessee, described as follows:

Being all of Lot No. 15 of Block 1 on the Plan of G.T. Sheegog's Subdivision of Bordeaux, Tennessee, as of record in Book 421, page 191, of the Register's Office of Davidson County, Tennessee; fronting 100 feet on the southerly side of Asylum Avenue and running back between parallel lines from the center of said Avenue 225 feet to a dead line in the rear, except a strip of land off the west side of said lot lately sold by the Methodist Benevolent Association to S.W.N. McPherson and wife, Etta, by deed of November 26, 1941 of record in Book 1142, page 688, of said Register's Office, which strip is described as follows:

Beginning at a point on the easterly margin of Asylum Road, which is the common corner between Lots 15 and 16 in the Map showing the revision of Lots Nos. 14, 15, 16, 17 and 18 of Block 1 of G.T. Sheegog's Subdivision of Bordeaux, Tennessee, thence northerly along the easterly margin of said Asylum Road 22 feet; thence in an easterly direction 225 feet to a point 9.5 feet north of the rear common corner between said Lots Nos. 15 and 16; thence southerly 9.5 feet to the rear common corner of Lots Nos. 15 and 16; thence along the original line between said two lots in a westerly direction to the point of beginning.

INCLUDED IN THIS DESCRIPTION BUT EXCLUDED IN THIS CONVEYANCE:

Beginning at the point of intersection of the southeast margin of County Hospital Road and the southwest boundary of the Ruby Lee Kemp property; thence with the said southwest boundary South 49 deg. 11' East 28 feet more or less to a point; thence with the proposed right-of-way with a curve left southwesterly 94.34 feet to a point; thence with the said southeast margin North 40 deg. 33'08" East 78 feet more or less to the point of beginning containing 800 square feet and being part of the property conveyed by Charles D. McDonald and wife to James W. McWhirter and wife, Bertha McWhirter of record in Deed Book 1282, page 179, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tennessee Commerce Bank by Substitute Trustee's Deed from R. Garry Chaffin, Substitute Trustee, dated May 6, 2011, of record in Instrument No. 20110509-0035415, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2012, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; All matters appearing on the Map of record in Book 421, page 191, of record in the Register's Office for Davidson County, Tennessee. Right of way of County Hospital Road formerly known as Asylum Avenue and/ or Asylum Road.

unimproved ☐

This is improved ☒ property, known as 1908 and 1910 County Hospital Road, 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 GRANTEE, its successors and assigns forever.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment

Witness my hand this 5th day of January, 2012.

TENNESSEE COMMERCE BANK

By: Roger C. Cathey

Name: ROGER C. CATHEY

Title: VICE PRESIDENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Roger Cathey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Vice President **of Tennessee Commerce Bank**, the within named bargainor, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Tennessee Commerce Bank** by the said Vice President / Roger Cathey **as such** Vice President.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of January, 2012.

Notary Public

My Commission Expires: 8/19/12