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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120008833 DEEDWARR
Recvd: 02/06/12 11:08 4 pgs
Fees:23.00 Taxes:1110.00
20120206-0010419

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 5, 2014

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of February, 2012

Notary Public

MY COMMISSION EXPIRES: 11/5/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alicia M. Vanbebber	Nations Lending Corp.	11300020200 (8201), 11300005200 (8211)
(NAME) 8201 & 8211 Old Charlotte Pike	(NAME) 4 Summit Park Dr. #200	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Independence, OH 44131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Roxanne R. Kersten**, having since married is now known as Roxanne Stahl, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alicia M. Vanbebber**, 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:

Tract 1:

A parcel of land on the southerly margin of Old Charlotte Pike, in the 9th Civil District of Davidson County, Tennessee as follows:

Beginning at a point in the southerly margin of Old Charlotte Pike, said point being a common corner with Plunkett and the northeast corner of the herein described tract; thence with Plunkett's property South 47 degrees 12 minutes 46 seconds West 236.55 feet to an iron rod; thence South 11 degrees 23 minutes 22 seconds East 125.91 feet to an iron rod; thence South 66 degrees 06 minutes 02 seconds East 192.69 feet to an 8 foot oak; thence South 73 degrees 31 minutes 11 seconds East 116.63 feet to a 3 inch locust; thence South 64 degrees 12 minutes 01 seconds East 95.30 feet to an 30 inch red oak; thence North 88 degrees 20 minutes 32 seconds East 95.24 feet to a 20 inch Hickory, said point being a common corner with D. W. Choate and Joel L. Plunkett; thence with Choate's property South 32 degrees 32 minutes 09 seconds East 120.64 feet to a 6 foot dogwood; thence South 23 degrees 37 minutes 04 seconds East 83.50 feet to a 30 foot white oak; thence South 14 degrees 34 minutes 22 seconds West 300.00 feet to a point; thence North 74 degrees 49 minutes 08 seconds West 423.03 feet to an iron rod; thence North 16 degrees 18 minutes 43 seconds West 228.09 feet to an iron rod; thence North 11 degrees 14 minutes 54 seconds West 223.76 feet to an iron rod; thence North 11 degrees 23 minutes 22 seconds West 200.00 feet to an iron rod; thence North 47 degrees 42 minutes 48 seconds East 221.70 feet to a point in the southerly margin of Old Charlotte Pike; thence with said margin of road with a curve to the left having a radius of ___ feet and an arc of 25.29 feet to a point; thence South 64 degrees 49 minutes 18 seconds East 28.38

feet to the point of beginning and containing an area of 5.45 acres, more or less, according to a survey done by Kenneth W. Morton, Tennessee Registered Land Surveyor Number #623, dated April 17, 1998.

Being the same property conveyed to Roxanne R. Kersten by deed from Roxanne Green dated 6/19/2003 of record in Instrument No. 200306270089391, Register's Office of Davidson County, Tennessee.

Included in the above-describe property but expressly excluded here from this conveyance is that portion of same conveyed by John P. Green and wife, Roxanne R. Green, to Donald W. Choate and wife, Emily S. Choate by deed dated 12/20/99 of record in Instrument No. 19991229-0308251, Register's Office for Davidson County, Tennessee being more particularly describe as follows:

Beginning at a 6 inch dogwood located South 30 degrees 05 minutes 04 seconds East 120.47 feet from a 20 inch hickory, the northwest corner of Joel L. Plunkett (ref. Deed Book 4254, Page 453, R.O.D.C.) and being a common corner of John P. Green (ref Deed Book 9610, Page 635, R.O.D.C.) and Donald W. Choate (ref. Deed Book 3938, Page 560, R.O.D.C.); thence with Green's line South 20 degrees 45 minutes 46 seconds East 83.41 feet to a 30 inch white oak; thence continuing with Green an also with a second Green tract (ref. Deed Book 9610, Page 635, R.O.D.C.) South 17 degrees 13 minutes 52 seconds West 459.45 feet to a 3 inch sourwood, a common corner with Choate; thence leaving Green and with Choate's east line and an agreed line North 10 degrees 24 minutes 31 seconds East 413.20 feet to an iron pin set in a stump; thence North 16 degrees 06 minutes 16 seconds East 114.93 feet to the point of beginning, containing 0.32 acres, more or less, according to a survey by Randolph L. Chapdelaine, R.L.S. #1444, 7111-B Sweetgum Road, Fairview, Tennessee 37062 and dated November 30, 1999.

Tract 2:

A tract of land on the southerly side of Old Charlotte Pike, in the 9th Civil District of Davidson County, Tennessee, as follows:

Beginning at a point in the center of Old Charlotte Pike, said point being the northwest corner of the Plunkett property and the northeast corner of the tract herein; thence with the center of said road, North 64 deg. 49 min. 18 sec. West 38.50 feet to a point; thence with a curve to the right having a radius of 481.51 feet a length of 158.43 feet and a cord bearing and distance of North 55 degrees 23 min. 44 sec. W 157.72 feet to a point in said road; thence leaving said road and severing four new courses and distances, according to a survey by Kenneth W. Morton, Tennessee Registered Land Surveyor #623, October 22, 1994, as follows:

South 75 deg. 36 min. 10 sec. West 99.0 feet to an iron rod (new); South 14 deg. 23 min. 50 sec. East, 76.10 feet to an iron rod (new); South 5 deg. 58 min. 35 sec. West. 333.60 feet to an iron rod (new); South 13 deg. 36 min. 35 sec West, 333.60 feet to an iron rod (new); South 13 deg. 36 min. 18 sec. East, 1436.00 feet to a 15 inch (dead) Hickory tree and being the southwest corner of the tract herein; thence with an old fence line South 82 deg. 02 min. 52 sec. East 226.48 feet to a 10 inch Box Elder; thence South 83 deg. 16 min. 56 sec. East, 35.45 feet to a 20 inch White Oak; thence South 84 deg. 50 min. 21 sec. East 163.91 feet to a point in a 10 inch hickory, N 85 deg. 19 min, 22 sec. E 36.79 feet to a point in a branch; thence along the branch the following five courses and distances:

North 8 deg. 51 min. 14 sec. West 99.42 feet to an 8 inch Elm; North 20 deg. 27 min. 48 sec. West, 86.98 feet to a 4 inch Persimmon; North 19 deg. 25 min. 00 sec. West 137.65 feet to a 6 inch Willow; North 34 deg. 36 min. 40 sec. West 144.54 feet to a 10 inch Poplar; North 52 deg. 47 min 11 sec West, 105.66 feet to a 15 inch Poplar, on the westerly edge of said branch; thence leaving said branch with Choate's westerly line the following six courses and distances:

North 8 deg. 12 min. 56 sec. East 124.86 feet to an 8 inch, White Oak; North 7 deg. 09 min. 54 sec. East 72.08 feet to an 8 inch White Oak; North 2 deg. 11 min. 27 sec. East 38.38 feet to a 3 inch Sourwood;

North 14 deg. 34 min. 22 sec. East 460.35 feet to a 30 inch White Oak, North 23 deg. 37 min. 04 sec. West 83.50 feet to a 6inch Dogwood; North 32 deg. 32 min. 09 sec. West 120.64 feet to a 20 inch Hickory, said point being common corner with Choate and Plunkett.

Thence with Plunkett's south and westerly property lines the following six courses and distances:

South 88 deg. 20 min. 32 sec. West, 95.24 feet to a 30 inch Red Oak; North 84 deg. 12 min. 01 sec. West 95.30 feet to a 3 inch Locust; North 73 deg. 31 min. 11 sec. West 116.63 feet to an 8 inch White Oak; North 66 deg. 06 min. 02 sec. West 192.69 feet to an iron rod (old); North 11 deg. 23 min. 22 sec. West, 125.91 feet to an iron (old); North 47 deg. 12 min. 48 sec. East, 263.52 feet to the point of Beginning.

Included in the above-described property but being expressly excluded from this conveyance is that portion of same being more particularly described as follows:

A parcel of land on the southerly margin of Old Charlotte Pike, in the 9th Civil District of Davidson County, Tennessee, as follows:

Beginning at a point in the southerly margin of Old Charlotte Pike, said point being a common corner with Plunkett and the northeast corner of the herein describe tract;

Thence with Plunkett's property south 47 deg. 12' 46" W, 236.55 feet to an iron rod; thence South 11 degrees 23' 22" East 125.91 feet to an iron rod; thence south 66 deg 06' 02" East 192.69 feet to an 8 foot oak; thence south 73 degrees 31' 11" East 116.63 feet to a 3 inch locust; thence south 64 deg. 12' 01" East 95.30 feet to a 30" red oak; thence north 88 degrees 20' 32" East 95.24 feet to a 20 inch Hickory, said point being a common corner with D.W. Choate and Joel L. Plunkett; thence with Choate's property south 32 deg. 32' 09" East, 120.64 feet to a 6' dogwood; thence south 23 degrees 37' 04" East 83.50 feet to a 30 foot white oak; thence south 14 deg. 34' 22" West 300.00 feet to a point; thence north 74 deg. 49' 08" W, 423.03 feet to an iron rod; thence N 16 deg. 18 ' 43"W, 228.09 feet to an iron rod; thence N 11 deg. 14' 54" W 223.76 feet to an iron rod; thence N 11 deg. 23' 22" W, 200.00 feet to an iron rod; thence N 47 deg. 42' 48" E, 221.70 feet to a point in the southerly margin of Old Charlotte Pike; thence with said margin of road with a curve to the left having a radius of ____ feet and a arc of 25.29 feet to a point; thence south 64 deg. 49' 18" E, 28.38 feet to the point of beginning, according to a survey one by Kenneth W. Morton, Tennessee Registered Land Surveyor Number #623, dated April 17, 1998. Legal description is same as prior deed of record in Instrument Number 20030521-0069635, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roxanne R. Kersten by quitclaim deed from Roxanne Green dated 6/19/2003 and filed for record on 6/27/03 in Instrument No. 200306270089390, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8201 & 8211 Old Charlotte Pike, Nashville, TN 37209

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, has 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 our hands this **2nd** day of **February, 2012**

Roxanne Stahl by Daren Rippy as attorney in fact attorney in fact

Daniel Stahl by Daren Rippy as attorney in fact attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of February, 2012, before me personally appeared Daren Rippy, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Roxanne Stahl, and who acknowledged that she executed the same as the free act and deed of the said Roxanne Stahl, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20120206001041 8, said Register's Office.

Witness my hand and official seal this 2nd day of February, 2012.

NOTARY

My Commission Expires: 7/3/12

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of February, 2012, before me personally appeared Daren Rippy, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Daniel Stahl, and who acknowledged that she executed the same as the free act and deed of the said Daniel Stahl, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20120206001041 7, said Register's Office.

Witness my hand and official seal this 2nd day of February, 2012.

NOTARY

My Commission Expires: 7/3/12

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON