BILL GARRETT, Davidson County
Trans:T20120013349 DEEDWARR
Recvd: 02/23/12 13:02 2 pgs
Fees:13.00 Taxes:462.50
20120223-0015833

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Glenda C Williams
Affiant

Subscribed and sworn to before me, this 22ND DAY OF FEBRUARY, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott A. Yant, Unmarried	SAME	02200007300
	(NAME)	
P O BOX 787		02200007400
(ADDRESS)	(ADDRESS)	
JOELTON, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we United Properties of Nashville, L.L.C, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Scott A. Yant, Unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT: I
LAND IN THE 14TH (FORMERLY THE 24TH) CIVIL DISTRICT, IN THE TOWN OF JOELTON, DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE CENTER LINE OF THE WHITES CREEK PIKE WHERE SAME INTERSECTS WITH THE SPRINGFIELD PIKE, BEING THE NORTHWEST CORNER OF .51 ACRES HERETOFORE CONVEYED BY ME TO THE GRANTEES HEREIN, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BOOK 1255, PAGE 572, SAID .51 ACRES BEING INCLUDED HEREIN FOR CORRECTION OF THE ORIGINAL GRANT. THAT FROM SAID IRON PIN, SAID LINE RUNS WITH THE CENTER OF WHITES CREEK PIKE SOUTH 83 DEGREES EAST 9.66 POLES TO AN IRON PIN; THENCE SOUTH 25 DEGREES WEST 4 POLES TO AN IRON PIN; THENCE SOUTH 8 DEGREES WEST 1 POLE TO A STAKE; THENCE SOUTH 7 1/2 DEGREES EAST 12.64 POLES TO A SYCAMORE; THENCE SOUTH 49 DEGREES EAST 48 POLES TO THREE BLACK OAK POINTERS; THENCE SOUTH 26 DEGREES EAST 5 1/2 POLES TO A BLACK OAK; THENCE SOUTH 1 DEGREES EAST 10.28 POLES TO A DEAD BLACK OAK; THENCE SOUTH 5 1/2 DEGREES WEST 5.54 POLES TO A WHITE OAK IN WILLIAM ABERNATHY'S NORTH LINE; THENCE WITH SAID LINE NORTH 88 DEGREES WEST APPROXIMATELY 32 POLES ALONG ABERNATHY'S NORTH LINE TO A STONE; THENCE NORTH 25 DEGREES WEST 17.8 POLES TO A RED BUD ASH; THENCE NORTH 15 3/4 DEGREES WEST 528.3 FT. TO A STAKE; THENCE DUE NORTH 128 FT. TO STAKE IN AN 18 INCH LOCUS; THENCE NORTH 20 DEGREES 5 MIN. WEST 111 FT. TO A STAKE' THENCE NORTH 8 1/4 DEGREES EAST 148.5 FT. TO THE CENTER OF WHITES CREEK PIKE TO THE BEGINNING.

ADDRESS: 7099 WHITES CREEK PIKE, JOELTON, TN 37080 M/P 022000074

TRACT: II
BEGINNING AT AN IRON PIN 1.08 POLES SOUTH OF THE WHITES CREEK ROAD AT JOELTON, TENNESSEE, ON THE TOP OF PARADISE RIDGE, BEING THE NORTHEAST CORNER OF THE M. REDING HOME TRACT; THENCE PARALLEL WITH SAID ROAD SOUTH 83 DEG. EAST 9.66 POLES TO AN IRON PIN, REYNOLDS' NORTHWEST CORNER; THENCE SOUTH 25 DEG. WEST 4 POLES TO AN IRON PIN; THENCE SOUTH 8 DEG. WEST 1 POLE TO A STAKE; THENCE SOUTH 7- ½ DEG. EAST 4.5 POLES TO AN IRON PIN; THENCE NORTH 82 DEG. WEST 9.73 POLES TO A STAKE IN THE EAST LINE OF THE M. REDING HOME TRACT, 3.5 POLES NORTH OF A BLACK LOCUST, THE CORNER IN SAID LINE; THENCE NORTH 8-1/4 DEG. EAST 9 POLES TO THE POINT OF BEGINNING, CONTAINING .51 OF AN ACRE, BE THE SAME, MORE OR LESS, INCLUDING THEREIN, AND EXCLUDING THEREFROM A GRAVE LOT, WITH THE RIGHT OF INGRESS THERETO, AND EGRESS THEREFROM, WHICH RIGHT IS HEREBY RESERVED; AND BEING PART OF THE TRACT OF LAND CONVEYED BY THE CONVENTION OF THE PROTESTANT EPISCOPAL

WARRANTY DEED
(Continued)

CHURCH, IN THE DIOCESE OF TENNESSEE, A CORPORATION, AND PRENTICE A. PUGH AND CLARKE X. SMITH, TRUSTEES FOR THE EPISCOPAL CHURCH AND PARADISE HOME, A CORPORATION, TO M. REDING BY DEED REGISTERED IN BOOK 674, PAGE 212, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND A PART OF THE TRACT OF LAND CONVEYED TO THE SAID M. REDING BY THE ABOVE MENTIONED GRANTORS BY DEED REGISTERED IN BOOK 734, PAGE 656, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO BOTH OF WHICH DEEDS REFERENCE IS HEREBY MADE.

ADDRESS: 7095 A WHITES CREEK PIKE, JOELTON, TN 37080 M/P 022000073

BEING THE SAME PROPERTY CONVEYED TO UNITED PROPERTIES OF NASHVILLE, L.L.C. BY DEED FROM MARTHA R. SWAH AND NANCY R. BURTON OF RECORD BY INSTRUMENT NO. 20020612-0071691 AND BY SCRIVENER'S AFFIDAVIT OF RECORD BY INSTRUMENT NO. 20120221-0014605, ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE EXCEPTION OF THE BURIAL PLACE OF J. R. GRIFFIN THEREON, SAID BURIAL PLACE BEING EXCLUDED FROM THIS CONVEYANCE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

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

unimproved (X)
This is improved ( ) property, known as 7095 A & 7099 Whites Creek Pike, Joelton, TN 37080
(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/our hand(s) this 22nd day of February, 2012.

United Properties of Nashville, L.L.C.

By: Christopher S. Smith, Member/Owner

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned Notary Public, personally appeared Christopher S. Smith, 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 Member/Owner of United Properties of Nashville, L.L.C., the within named bargainor, a limited liability company, and that such Member/Owner executed the foregoing instrument for the purposes therein contained, by personally signing the name of the United Properties of Nashville, L.L.C. as Member/Owner.

Witness my hand and official seal, at office, on this the 22nd day of February, 2012.

Notary Public

My commission expires: 11-3-15

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.