WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120021247 DEEDWARR
Recvd: 03/23/12 11:28 2 pgs
Fees:13.00 Taxes:5250.30
20120323-0024912

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,419,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES: October 5, 2015
(AFFIX SEAL)

ANN B. 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
Toman Ventures, LLC	Toman Ventures, LLC	11802022400
(NAME)	(NAME)	
2519 Grandview Avenue	2712 Westwood Drive	11802028600
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37204	
(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, **Bertis Fesmire and wife, Tamara Fesmire** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Toman Ventures, LLC, a Tennessee limited liability company**, 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 ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2712 Westwood Drive, Nashville, TN 37204
(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 our hands this 22nd day of March, 2012.

Bertis Fesmire

Tamara Fesmire

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the afore said State and County, Bertis Fesmire and wife, Tamara Fesmire, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, the bargainors, and who acknowledged upon oath that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of March, 2012.

Commission expires: October 5, 2015

Ann B. Waddell Notary Public

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

EXHIBIT A

Being Lot Nos. 1 and 2, of the Resubdivision of Lots 68, 73 and 74, Consolidation Westwood Subdivision, on the plan of record in Book 6050, page 492, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description and further described according to a survey prepared by Phillip E Holmes, RLS #1728, dated 2/2/12 as follows:.

Beginning at an iron pin on the easterly margin of Westwood Drive and the Southwestern corner of the Alcohol & Drug Council of Middle TN, Inc. Property, as of record in Book 9410,page 487, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Thence N 74 deg. 20' 05" E, 359.66 feet along the Alcohol & Drug Council of Middle TN, Inc. property and a ten (10) foot alley to a P.K. nail; thence S 15 deg. 26' 36" E, 149.72 feet along White Avenue to an iron pin; thence S 74 deg. 27' 20" W, 359.74 feet along a ten (10) foot alley and the HBS Real Estate Partnership property to a pipe; thence N 15 deg. 24' 50" W, 148.96 feet along Westwood Drive to the point of beginning, containing 53,718.0 Square Feet or 1.23 acres, more or less.

INCLUDED IN THIS CONVEYANCE IS AN INGRESS AND EGRESS EASMENT retained for the benefit of Lot No. 3 across **Lot No.2,** as set out in Instr. No. 20010309-0022497, said Register's Office, and described according to a survey made by Cherry Land Surveying, Inc., dated 11/28/2000, as follows:

Beginning at a chiseled mark in concrete at the intersection of the northerly right-of-way line of an alley, 10 feet in width, and the westerly right-of-way line of White Avenue, 50 feet in width; thence leaving the westerly right-of-way line of White Avenue, with the northerly right-of-way line of said alley, South 74 deg. 28' 41" West, 98.00 feet to a point; thence leaving the northerly right-of-way line of said alley, with a line through Lot 2 of the Resubdivision of Lots 68, 73 and 74, Consolidation Westwood Subdivision, also being the property of Gary L. and Lucy Semanchik, as of record in Deed Book 9927, page 47, Register's Office for Davidson County, Tennessee, for the following three calls: North 07 deg. 23' 25" West 14.00 feet to a point, North 74 deg. 28' 41" East, 68.00 feet to a point; North 04 deg. 28' 01" East, 83.00 feet to a point in the westerly right-of-way line of said White Avenue; thence with the westerly right-of-way line of White Avenue, South 15 deg. 27' 59" East, 90.00 feet to the point of beginning, containing, 2,279 square feet or 0.052 acres, more or less.

Being the same property conveyed to Bertis Fesmire and wife, Tamara Fesmire by deed from Steven R. Bostelman and wife, Monica L. Bostelman, of record in Instr. No. 20060829-0106410, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all taxes for 2012 prorated and assumed by the Grantees; Subject to all matters as set out on the plan of record in Book 6250, page 492, said Register's Office; Grant of License for Encroachment for encroachment of a fence on **Lot No. 1** as set out in Book 8790, page 359, said Register's Office; to Ingress and Egress Easement retained for the benefit of Lot No. 3 across **Lot No.2,** as set out in Instr. No. 20010309-0022497, said Register's Office; to Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances granted to The Metropolitan Government of Nashville and Davidson County, Tennessee, as set out in Instr. No. 20110405-0025897, said Register's Office. **(Lot No. 2)**. Subject to the rights and claims of parties in possession and to any and all leases not of public record. Subject to all matters as set out on the ALTA Boundary Survey prepared by Phillip E Holmes, RLS #1728, dated February 2, 2012