Prepared from information furnished by the parties

# WARRANTY DEED

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120025403 DEEDWARR
Recvd: 04/09/12 09:51 2 pgs
Fees:13.00 Taxes:370.00

20120409-0029714

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

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

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| L.C. Anderson, Trustee | NEW OWNER | Parcel ID: |
| ~~2000 Old Murfreesboro~~ Rd. 28 White Bridge Rd # 211 | | 13500023600 |
| Nashville, TN ~~37217~~ 37205 | | |

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, we

**Myra Sue Ellis**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**L.C. Anderson, Trustee of The L.C. Anderson Living Trust dated December 29, 2003, and Tony Hammonds**
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:

A certain tract or parcel of land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, described as follows:

Beginning in the center of the Murfreesboro Pike at the intersection of the center line of Smith Springs Road, running thence with the center of Smith Springs Road South 89 deg. East 75.20 poles to a stone, the northeast corner of the old Una School property and Myrick's northwest corner; thence, with the westerly line of the Myrick property, South 2 1/2 deg., West 55.84 poles to a stone in Mrs. Mollie Rucker's north line; thence, with Rucker's northerly line North 89 deg., West 45.11 poles, to the center of the Murfreesboro Pike; thence, with the center of said pike in a northwesterly direction to the beginning; containing 19 acres more or less, and being the same land conveyed to Mrs. J. Morton McLaughlin by J. Morton McLaughlin, by deed record in Book No. 772, Page 258, Register's Office of Davidson County, Tennessee, and to J.M. McLaughlin by County Board of Education of Davidson County, Tennessee, by deed recorded in Book No. 564, Page 114, Register's Office of Davidson County, Tennessee.

Copied from Book No. 564, Page 114, Registered April 29, 1921, the Davidson County Board of Education deed to Dr. J.M. McLaughlin:

Two tracts of land adjoining each other and comprising what is known as the old Una Public School lot in the second, formerly fifth district of said County, respectively by W.W. Lyle, by deed recorded in Book 67, Page 167, R.O.D.C. and by C.J. Ellis and wife, by deed recorded in Book 118, Page 287, R.O.D.C., said two tracts of land are described as a whole as follows: Beginning in the center of the Smith Springs Road, said point being the northeast corner of the original school lot, running thence, South 2 1/2 deg. West 15 poles with L.B. Myrick's west boundary line to a point; thence, South 2 deg. West 5.43 poles to a post; thence North 88 deg. West 14.43 poles to a point; thence North 2 deg. East 20.43 poles, to the center of the Smith Springs Road; thence with the center of said road South 88 deg. East 13.43 poles to the beginning, containing 1 3/4 acres.

Included in this description, but expressly excluded from this conveyance is the land described and conveyed to the Metropolitan Government of Nashville and Davidson County, by those certain warranty deeds of record in Book 1199, Page 63 (4 acres), Book 1941, Page 217 (7.1 acres) and Book 3957, Page 221 (.627 acres) and in the order of the Fifth Circuit Court (92C-1339) of record in Book 8794, Page 599, order of the Second Circuit Court (92C-1339) of record in Book 9570, Page 916 and the order of the First Circuit Court (92C-1338) of record in Book 9570, Page 924, Register's Office for Davidson County, Tennessee.

The property has two petroleum lines on it, Colonial Pipe Line has a right-of-way of 50 feet. The property also has a TVA tower and line all the way across it with a right of way of 100 feet.

BEING the same property conveyed to Myra Sue Ellis by Executor Quitclaim Deed from C. Edward Coomer, Executor of the Estate of Anna Mable Ellis, of record in Book 9960, Page 334, dated January 15, 1996, Register's Office for said County. See also Quitclaim Deed of record in Book 8136, Page 14, dated June 21, 1990, Register's Office for said County.

This conveyance is subject to an agreement between the parties for the grantor to occupy the property so long as she is not determined by a court of competent jurisdiction holding her to be legally incapacitated to act in her own behalf or the appointment by such court of a guardian or conservator of her person or property; or deceased.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 2000 Old Murfreesboro Rd., Nashville, TN 37217

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 hand this 2nd day of April, 2012.

Myra Sue Ellis

Myra Sue Ellis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Myra Sue Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of April, 2012.

My Commission Expires: 11/7/15

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.