# WARRANTY DEED

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| South Harpeth Farms, L.L.C. | NEW OWNER | 15300001200 |
| (NAME) | (NAME) | |
| 3810 Bedford Ave., Ste. 300 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20120026366 DEEDWARR
Recvd: 04/11/12 11:00 3 pgs
Fees:18.00 Taxes:210.90
20120411-0030972

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jan Dick and Bonnie Beneke , both unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **South Harpeth Farms, L.L.C.**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A"

Being the same property conveyed to Jan Dick and Bonnie Beneke by Deed from Bonnie Webb, unmarried, dated 05/08/1986 and filed for record on 05/13/1986 in Book 6855, Page 427, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.
Right-of-Way for South Harpeth Road, as much as therein may lie.

unimproved ☑

This is improved ☐ property, known as 9293 S Harpeth Road, Nashville, TN 37221
(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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 9 day of April, 2012.

Jan Dick

Bonnie Beneke

State of Tennessee
County of Williamson

Personally appeared before me Jan Dick and Bonnie Beneke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9 day of April 2012.

Notary Public
My Commission Expires: 9/23/13

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**5107 Maryland Way**
**Brentwood, TN 37027**

DONALD R. BARRETT, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

9293 South Harpeth Road
Nashville, TN 37221
Map 153, Parcel 12
H&H Job No. 2012-0104

EXHIBIT "A"

## PROPERTY DESCRIPTION

A tract of land located in the 35th Civil District of Davidson County, Tennessee, being shown on Tax Map 153 as Parcel 12 and being more particularly described according to a survey prepared by H&H Land Surveying, Inc., Job No. 2012-0104, Dated March 15, 2012 and proceeding as follows:

BEGINNING a concrete monument on the eastern margin of South Harpeth Road at the northwest corner of South Harpeth Farms, LLC property shown on Tax Map 154 as Parcel 12 and recorded as Instrument No. 20090928-0089810 in the Register's Office of Davidson County, Tennessee, (R.O.D.C., TN) and the southwest corner of the herein described tract;

Thence, along a curve to the right having an interior angle of 18° 22' 49", a radius of 819.27 feet, an arc length of 262.82 feet and being subtended by a chord of North 03° 28' 11" West for a distance of 261.69 feet along the eastern margin of South Harpeth Road to an iron pin;

Thence, North 05° 43' 15" East for a distance of 201.75 feet along the eastern margin of South Harpeth Road to an iron pin at the southwestern corner of Rose Davis Properties, L.P. shown on Tax Map 153 as Parcel 40 and recorded as Instrument No. 20030612-0081102, R.O.D.C., TN;

Thence, North 71° 13' 37" East for a distance of 957.11 feet along the southern line of Rose Davis Properties, L.P. to a concrete monument on the northern line of South Harpeth Farms, LLC property shown on Tax Map 154 as Parcel 12;

Thence, South 48° 46' 45" West for a distance of 590.75 feet along the northern line of South Harpeth Farms, LLC to a concrete monument;

Thence, South 50° 45' 37" West for a distance of 601.82 feet to the POINT OF BEGINNING.

Said tract contains 220,855 square feet, or 5.07 acres more or less as calculated by the above courses and distances.