WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120047277 DEEDWARR
Recvd: 06/27/12 10:25 3 pgs
Fees:18.00 Taxes:1184.00

20120627-0056232

G-TN-12-2711

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kenneth J. Kaplan	new owner	
(NAME)	(NAME)	118-7-61.00
2608 Belcourt Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **WALL TECH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KENNETH J. KAPLAN,** hereinafter called the Grantee(s), their heirs and assigns, that 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 DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE MAP OF BERRYWOOD, SECTION 2, OF RECORD IN BOOK 3106, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT 5 FRONTS 114.1 FEET ON THE WESTERLY MARGIN OF BERRYWOOD DRIVE AND RUNS BACK BETWEEN LINES MEASURING 163.5 FEET ON THE NORTHERLY SIDE AND 164.8 FEET ON THE SOUTHERLY SIDE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 140.0 FEET.

TRACT II: A TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF LOT 6 OF SECTION 2 OF BERRYWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 3106, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE TRACT BEING DESCRIBED AS FOLLOWS:BEGINNING AT A POINT ON A COMMON LINE BETWEEN LOT# 5 AND LOT# 6 OF SAID BERRYWOOD SUBDIVISION, AND ALSO BEING SOUTH 62 DEGREES 30 MINUTES WEST, 10.0 FEET FROM THE WESTERLY MARGIN OF BERRYWOOD DRIVE; THENCE, ALONG A COMMON LINE BETWEEN THE TRACT AND NORTHERLY RIGHT-OF-WAY OF INTERSTATE I-440 SOUTH 49 DEGREES 11 MINUTES WEST, 163.7 FEET TO THE WESTERLY PROPERTY LINE OF LOT 6; THENCE, NORTH 20 DEGREES 25 MINUTES WEST, 38.0 FEET TO AN IRON PIN MARKING THE COMMON CORNER OF LOT 5 AND LOT 6; THENCE, ALONG SAID COMMON LINE OF LOT 5 AND LOT 6, NORTH, 62 DEGREES 30 MINUTES EAST, 154.7 FEET TO THE POINT OF BEGINNING, CONTAINING 2,918.0 SQUARE FEET, MORE OF LESS.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE, ARE THE FOLLOWING DESCRIBED PARCELS:

EXCLUDED PARCEL I: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOTS 5 AND 6 ON THE MAP OF BERRYWOOD SUBDIVISION, SECTION II, OF RECORD IN BOOK 3106, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST MARGIN OF BERRYWOOD DRIVE AND THE EXISTING NORTH MARGIN OF I-440; THENCE, ALONG THE SAID NORTH MARGIN, SOUTH 50 DEGREES 9 MINUTES WEST, 11.2 FEET TO A POINT; THENCE, SOUTH 62 DEGREES 45 MINUTES WEST, 25 FEET, MORE OR LESS, TO A POINT IN THE PROPOSED NORTH MARGIN OF I-440; THENCE, NORTH 48 DEGREES 12 MINUTES EAST, 42 FEET, MORE OR LESS TO A POINT; THENCE ALONG THE SAID WEST MARGIN, SOUTHWARDLY 10 FEET, MORE OR LESS TO THE POINT OF BEGINNING AND CONTAINING 236 SQUARE FEET. SAID PROPERTY IS REFERRED TO AS TRACT 210(D)S2 IN A WARRANTY DEED FROM CHARLES F. MCKELVEY AND WIFE, LETA FRANCES MCKELVEY TO THE STATE OF TENNESSEE RECORDED IN BOOK 5838, PAGE 756, SAID REGISTER'S OFFICE.

EXCLUDED PARCEL II: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOTS 5 AND 6 ON THE MAP OF BERRYWOOD SUBDIVISION, SECTION II, OF RECORD IN BOOK 3106, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EXISTING NORTH MARGIN OF 1-440, SAID POINT BEING SOUTH 50 DEGREES 9 MINUTES WEST, 11.2 FEET FROM THE WEST MARGIN OF BERRYWOOD DRIVE; THENCE, ALONG THE SAID NORTH MARGIN, SOUTH 50 DEGREES 9 MINUTES WEST, 157 FEET, MORE OR LESS TO A POINT; THENCE, NORTH 48 DEGREES 12 MINUTES EAST 135 FEET, MORE OR LESS TO A POINT; THENCE, NORTH 62 DEGREES 45 MINUTES EAST 25 FEET, MORE OR LESS TO THE POINT OF BEGINNING AND CONTAINING 468 SQUARE FEET. SAID PROPERTY IS REFERRED TO AS TRACT 211(D)S2 IN A WARRANTY DEED FROM CHARLES F. MCKELVEY AND WIFE, LETA FRANCES MCKELVEY TO THE STATE OF TENNESSEE RECORDED IN BOOK 5838, PAGE 756, SAID REGISTER'S OFFICE.

ACCORDING TO THE WARRANTY DEED RECORDED IN BOOK 5838, PAGE 756, SAID REGISTER'S OFFICE, THE SAID EXCLUDED PARCELS I AND II TOGETHER CONTAIN 704 SQUARE FEET.

EXCLUDED PARCEL III: BEING PART OF LOT NO. 5 ON THE MAP OF BERRYWOOD, SECTION II, AS OF RECORD IN BOOK 3106, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF BERRYWOOD DRIVE, SAID POINT BEING THE COMMON CORNER OF LOTS 5 AND 6 OF SAID PLAN; THENCE, WITH THE COMMON LINE OF SAID LOTS 5 AND 6, WESTWARDLY 10 FEET TO A POINT; THENCE, NORTH 50 DEGREES 9 MINUTES EAST, 11.2 FEET TO THE SAID MARGIN OF BERRYWOOD DRIVE; THENCE WITH SAID MARGIN SOUTHWARDLY 5 FEET TO THE POINT OF BEGINNING AND CONTAINING 25 SQUARE FEET AND BEING PART OF THE SAME PROPERTY VESTED IN CHARLES P. MCKELVEY AND WIFE, LETA FRANCES MCKELVEY, BY DEED FROM ROBERT A. TURPEN AND WIFE, AS OF RECORD IN BOOK 3769, PAGE 181, REGISTER'S OFFICE FOR SAID COUNTY. BEING THE SAME PROPERTY TAKEN BY THE STATE OF TENNESSEE BY CONDEMNATION AS EVIDENCED BY A FINAL CONSENT JUDGMENT ENTERED MARCH 30, 1970, AND RECORDED IN BOOK 4418, PAGE 262, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO WALLTECH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM CHARLES MCKEVLEY AND LETA FRANCES MCKEVLEY, HUSBAND AND WIFE, RECORDED ON THE 27TH DAY OF AUGUST, 2007 IN INSTRUMENT NO. 20070827-0102069, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 3106, PAGE 14 AMENDED IN INSTRUMENT NO. 20071206-0141323; COVNEYANCES TO THE STATE OF TENNESSEE OF RECORD IN BOOK 4418, PAGE 262 AND BOOK 5838, PAGE 756; UNDERGROUND WATER FACILITIES TO THE DEPT OF TRANSPORTION OF RECORD IN BOOK 4802, PAGE 95, BOOK 4893, PAGE 773 AND BOOK 5838, PAGE 758 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **2711 Berrywood Drive Nashville, Tennessee 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 GRANTEE(S), their heirs and 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 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 19th day of June, 2012.

Wall Tech, LLC

BY: _____
Johnny R. Jones, Jr, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of June, 2012, before me personally appeared Johnny R. Jones, Jr., to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of Wall Tech, LLC, a Tennessee Limited Liability Company , the within named bargainor, a limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of June, 2012.

_____
Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212