WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: ~~March 28, 2014~~ 1-24-15

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
C. M. MILLEN
DICKSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
Greater Nashville Title and
Closing Company
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Southern Land Acquisitions, Inc. Trustee of the Gallatin Pike Education Trust	Southern Land Acquistions, Inc. as Trustee of the Gallatin Pike Education Trust	06103014400
(NAME)	(NAME)	
934 Oldham Drive, S. 100	934 Oldham Drive, S. 100	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20120086314 DEEDWARR
Recvd: 11/13/12 10:26 2 pgs
Fees: 13.00 Taxes: 462.50
20121113-0104399

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, William T. Clinard Jr. and Jessie B. Clinard, as husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SOUTHERN LAND ACQUISITIONS, INC. AS TRUSTEE OF THE GALLATIN PIKE EDUCATION TRUST, HEREINAFTER CALLED THE GRANTEES, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 15TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, formerly the 11th Civil District, of said County, being part of a 99.29 acre tract shown on the Map of Bradford Farm, of record in Book 332, Page 35, Register's Office for Davidson County, Tennessee and described according to a copy of a survey made by Harvey Gee, Surveyor, July 9, 1955, as follows:

BEGINNING at a point in the west margin of the Gallatin Pike, as now widened, and located 100 feet north of the north margin of Solley Drive; thence North 88 deg. 30' West, parallel to the north margin of said Solley Drive, 150 feet to a point; thence North 1 deg. 10 ' East 50 feet to a point; thence South 88 deg 30' East 150 feet to the west margin of said Gallatin Pike; thence with the margin of the same, South 1 deg. 10' West 50 feet to the point of beginning.

Being the same property conveyed to William T. Clinard, Jr. and wife, Jessie B. Clinard by Warranty Deed from Roy A. Davis, Sr. and wife, Dorothy Helen Davis which deed is dated October 13, 1982 and recorded in Book 5950, Page 511, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE RIGHT OF WAY OF GALLATIN PIKE AND FURTHER SUBJECT TO AGREEMENTS FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS AND/OR STORM TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 4139, PAGE 254 AND IN BOOK 5460, PAGE 520, BOTH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 4803 Gallatin Pike, Nashville, TN 37216
(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, its 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, its 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 6th day of November, 2012.

William T. Clinard Jr.

Jessie B. Clinard

STATE OF TENNESSEE

COUNTY OF Davidson

On this 6th day of November, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William T. Clinard Jr. and Jessie B. Clinard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public,

DEANNE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115