WARRANTY DEED



State of Tennessee)
County of Davidson)

12-10-009

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th day of November, 2012

Notary Public

My Commission Expires: 9/9/14 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/13/12 15:44 2 pgs
Fees:13.00 Taxes:1739.00
20121113-0104543

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
WOODLAWN DANISH PROPERTIES, G.P. A TENNESSEE GENERAL PARTNERSHIP	"NEW OWNER"	129-8
(NAME) 618 Church Street, Ste 200	(NAME)	5.00
(ADDRESS) Nashville, TN 37219	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, the **AMANDA C. SCHOEN, EXECUTRIX OF THE ESTATE OF KENNETH B. SCHOEN**, hereinafter called the Grantor(s), has bargained and sold, and by these presents does transfer and convey unto **WOODLAWN DANISH PROPERTIES, G.P. A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Part of Lot No. 4, on the Plan of West Meade Farms, Inc., Section 1, as of record in Book 1424, Page 47, Register's Office for Davidson County, Tennessee, and described according to a survey made by John Kohl & Company, dated December 31, 1981, as follows:

BEGINNING at an iron pin set in a wall in the Northerly margin of Harding Road as widened, said pin being in the common line between Lots 3 and 4 on said plan; thence with the margin of said road, as widened, S 55 degrees 39' 48" W 264.5 feet to an iron pin in the easterly margin of Brook Hollow Road; thence with the margin of Brook Hollow Road, N 34 degrees 22' 12" W 564.3 feet to an iron pin at the corner of Lot 1 on the Plan of the Resubdivision of Lot 5, West Meade Farms, Inc. of record in Book 5210, page 206, Register's Office for Davidson County, Tennessee; thence with the line between said two lots N 55 degrees 39' 48" E 264.5 feet to an iron pin at the corner of Lot 3; thence with the dividing line between Lots 3 and 4 S 34 degrees 22' 12" E 564.3 feet to the point of beginning.

BEING the same property conveyed to KENNETH B. SCHOEN and wife, GLORIA C. SCHOEN, by Deed dated January 4, 1982, from ESTATE OF DOLLIE WHITE PARKER, of record in Book 5837, Page 969, Register's Office for Davidson County, Tennessee. Subsequently, GLORIA C. SCHOEN died and title having vested in KENNETH B. SCHOEN as surviving tenant by the entirety, said Register's Office. KENNETH B. SCHOEN having died testate September 10, 2011 and his estate administered in Davidson County, Tennessee; Docket No. 11P-1600, Probate Court of Davidson County, Tennessee, whereby AMANDA C. SCHOEN, EXECUTRIX was authorized to sell said property by order entered September 28, 2012 in the Probate Court of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

BEING unimproved ☐
Improved ☐ property known as: **6222 Harding Pike A/K/A 100 Brook Hollow Rd., Nashville, TN, 37205.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its' successors and assigns, forever; and the undersigned covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and undersigned further covenants, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 WHEREOF, my hand, this 7th day of November, 2012.

ESTATE OF KENNETH B. SCHOEN

BY: Amanda Schoen
AMANDA C. SCHOEN, EXECUTRIX

STATE OF OHIO)
COUNTY OF FRANKLIN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **AMANDA C. SCHOEN, EXECUTRIX** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Columbus, Ohio, this 7th day of November, 2012.

My Commission Expires: Aug 11th, 2014

Notary Public

NOTARIAL SEAL STATE OF OHIO
MEGAN R SMITH
NOTARY PUBLIC, STATE OF OHIO
FRANKLIN COUNTY
My Comm. Expires Aug. 11, 2014

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Pete Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Pete Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/3/15

Notary Public

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON