WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 2012

Notary Public

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

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-DI-12-5022

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)
MillarRich Properties, LLC	new owner	
(NAME)	(NAME)	**067-00-0-056.00**
5022 Old Hydes Ferry Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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 **JOSEPH JOHN KOVALICK, II,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MILLARRICH PROPERTIES, LLC,** 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:

SURVEYORS DESCRIPTION

METROPOLITAN NASHVILLE PUBLIC SCHOOLS PROPERTY
WADE SCHOOL
5022 OLD HYDES FERRY PIKE
TAX MAP 67, PARCEL 56
DEED BOOK 2135, PAGE 625-R.O.D.C., TN.

&

DEED BOOK 4199, PAGE 251-R.O.D.C., TN.
SECOND CIVIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

BILL GARRETT, Davidson County
Trans:T20120096382 DEEDWARR
Recvd: 12/17/12 14:57 2 pgs
Fees:13.00 Taxes:971.25
20121217-0116157

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF A RAILROAD RIGHT-OF-WAY. BOUNDED ON THE EAST BY THE HERMAN S. WILLIAMS, ET UX PROPERTY AS OF RECORD IN DEED BOOK 9016, PAGE 323-R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF OLD HYDES FERRY PIKE. BOUNDED ON THE WEST BY THE REMAINING METRO NASHVILLE PUBLIC SCHOOLS PROPERTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE NORTHERLY MARGIN OF OLD HYDES FERRY PIKE, SAID PIN BEING 146.83 FEET AS MEASURED ALONG THE RIGHT-OF-WAY FROM THE SCOTTSBORO METHODIST CHURCH PROPERTY AS OF RECORD IN DEED BOOK 435, PAGE 101-R.O.D.C., TN. AND BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 10 DEGREES 02 MINUTES 37 SECONDS WEST, 466.69 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF A RAILROAD RIGHT-OF- WAY;

THENCE, WITH SAID MARGIN AND A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13 DEGREES 51 MINUTES 18 SECONDS, A RADIUS OF 1,827.75 FEET, A LENGTH OF 441.98, A TANGENT OF 222.07 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 85 DEGREES 17 MINUTES 04 SECONDS EAST, 440.90 FEET TO AN EXISTING MONUMENT;

THENCE, A COMMON LINE WITH THE HERMAN S. WILLIAMS, ET UX PROPERTY AS OF RECORD IN DEED BOOK 9016, PAGE 323-R.O.D.C, TN. SOUTH S DEGREES 38 MINUTES 56 SECONDS WEST, 164.00 FEET TO AN IRON PIN SET;

THENCE, SOUTH 78 DEGREES 29 MINUTES 04 SECONDS EAST, PASSING AN WITNESS PIN AT 420.70 FEET FOR A TOTAL DISTANCE OF 450.70 FEET TO THE CENTERLINE OF SULPHUR CREEK;

THENCE, WITH THE MEANDERS OF SULPHUR CREEK AND CONTINUING WITH THE HERMAN S. WILLIAMS, ET UX PROPERTY AS OF RECORD IN DEED BOOK 9016, PAGE 323-R.O.D.C., TN. THE FOLLOWING CALLS:

1. SOUTH 46 DEGREES 42 MINUTES 27 SECONDS WEST, 180.43 FEET;
2. SOUTH 33 DEGREES 17 MINUTES 02 SECONDS WEST, 71.17 FEET;
3. SOUTH 14 DEGREES 58 MINUTES 23 SECONDS WEST, 122.73 FEET;
4. SOUTH 16 DEGREES 46 MINUTES 07 SECONDS EAST, 56.30 FEET;
5. SOUTH 50 DEGREES 09 MINUTES 46 SECONDS EAST, 49.34 FEET;

THENCE, WITH THE NORTHERLY MARGIN OF OLD HYDES FERRY PIKE AND A CURVE TO THE RIGHT, PASSING A WITNESS PIN AT 30.00 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 19 DEGREES 15 MINUTES 09 SECONDS, A RADIUS OF 775.00 FEET, A LENGTH OF 260.41 FEET, A TANGENT OF 131.45 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 82 DEGREES 59 MINUTES 16 SECONDS WEST, 259.19 FEET TO AN IRON PIN SET;

THENCE, CONTINUING WITH SAID MARGIN, NORTH 73 DEGREES 21 MINUTES 42 SECONDS WEST, 394.75 FEET TO THE POINT OF BEGINNING.

PREPARED BY:
THORNTON & ASSOCIATES INC.
1205 SOUTH GRAYCROFT AVENUE
MADISON, TN 37115
FILE NO. 06-1148

BEING THE SAME PROPERTY CONVEYED TO JOSEPH JOHN KOVALICK, II BY DEED FROM THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY OF RECORD AT INSTRUMENT NO. 20070524-0062233, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 23, 2007 AND RECORDED ON MAY 24, 2007.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 4199, PAGE 251; SAID REGISTER'S OFFICE; C) THE FLOW OF ANY CREEKS, STREAMS, OR BRANCHES ACROSS SUBJECT PROPERTY; AND D) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OR THE PRIMARY RESIDENCE OF THE GRANTOR HEREIN.

This is ( ) unimproved (X) improved property known as **5022 Old Hydes Ferry Pike Nashville, Tennessee 37218**
(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 14th day of December, 2012.

Joseph John Kovalick, II

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph John Kovalick, II, the within named bargainor, 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, this the 14th day of December, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MARY FRANCES RUDY

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