BILL GARRETT, Davidson County
Trans:T20120096739 DEEDWARR
Recvd: 12/18/12 14:50 3 pgs
Fees:18.00 Taxes:2645.50
20121218-0116564

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Star Triple Associated Partners II, LLC
4479 Jackson Road
Whites Creek, TN 37189

MORTGAGEE
U.S. Bank, N.A.
P.O. Box 3487
Oshkosh, WI 54903-3487

SEND TAX BILLS
OWNER

MAP-PARCEL:
MAP 032-00-0
PARCELS 120.00 & 105.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Pioneer Christian Academy,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Star Triple Associated Partners, II, LLC,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

MAP 032-00-0, PARCEL 120.00
TRACT 1: Land in the 10th Civil District of Davidson County, Tennessee, described according to an unrecorded tract survey of John B. Bates, Surveyor, License No. 418, dated October 6, 1977, as follows:

BEGINNING at a corner post and iron pin on the southeast side of Road entering the Pioneer Academy and the east margin of Jackson Road, same being the southwest corner of the Pioneer Academy eight acre tract and the northwest corner of the tract hereafter described; thence along the east margin of Jackson Road, South 12 deg. 30 min. West, 443.00 feet to a stake in the centerline of a culvert under Jackson Road and in the east margin of Road in the fence line; thence South 33 deg. West, 100.00 feet to an iron pin in the east margin of Jackson Road; thence leaving the Road, South 60 deg. East, 743.00 feet to an iron pin on hillside; thence North 77 deg. East (crossing over a hill) 500.00 feet to an iron pin; thence North 16 deg. East (down the general centerline of a gully drainage ditch) 375.00 feet to an iron pin in east edge of the drain; thence North 7 deg. West, 142.00 feet to an iron pin in the root of a forked poplar tree in fence line (the southeast corner of the Academy property and the northeast corner of this tract); thence with the Academy south line, North 76 deg. West, 1093.00 feet to a post and pin the point of beginning, containing 16.70 acres, more or less.

Being the same property conveyed to Pioneer Christian Academy, Inc. by deed from Emalee Jackson Miller and husband, Robert Miller, dated October 31, 1977, filed for record in Book 5228, Page 531, Register's Office for Davidson County, Tennessee.

MAP 032-00-0, PARCEL 105.00
TRACT 2: Being 8.4 acres, beginning at an iron pin in corner of Wynn and Connell Estate property; thence South 8 deg. 00 min. East, 291.0 feet to an iron pin by poplar tree; thence South 75 deg. 00 min. West, 1124.6 feet to iron pin in Jackson Road; thence North 14 deg. 00 min. East, 341.0 feet north to an iron pin in Jackson Road; thence North 46 deg. 00 min. East, 46.5 feet to a point in line fence; thence South 73 deg. 00 min. East, 538.0 feet to a post; South 4 deg. 30 min. East, 28.0 feet

to corner post; thence South 66 deg. 00 min. East, 421.5 feet to point of beginning. Land located in 11th Civil District of Davidson County, Tennessee and is a part of Map 32, Parcel Number 26 and 27.1 as surveyed by Wayne Cooper, Sr., Cert. #17, dated April 11, 1972.

Being the same property conveyed to The Pioneer Christian Academy by deed from Calvary Bible Church, an incorporated Christian organization, dated May 17, 1972, filed for record in Book 4604, Page 922, Register's Office for Davidson County, Tennessee.
The Pioneer Christian Academy; Pioneer Christian Academy, and Pioneer Christian Academy, Inc. are one and the same company/corporation.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including easements, covenants and conditions, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **4479 Jackson Road Whites Creek, TN 37189.**

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, their 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, 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 our hands this 5th day of December, 2012.

Samuel H. Gage chairman at his BOMD

Pioneer Christian Academy
By: Samuel H. Gage, Chairman of the Board of Directors

STATE OF TENNESSEE
COUNTY OF Wilson

On this 12th day of December, 2012, before me personally appeared Samuel H. Gage, to me known (or proved to me on the basis of satisfactory evidence), to be the Chairman of the Board of Directors of Pioneer Christian Academy and who executed the foregoing instrument as Chairman of the Board of Directors of Pioneer Christian Academy for the purposes therein contained on behalf of Pioneer Christian Academy.

Witness my hand and official seal at Mt. Juliet, Tennessee this 12th day of December, 2012.

Dean Robinson
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DEAN ROBINSON WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $715,000.00.

AFFIANT

Subscribed and sworn to before me this 12th day of December, 2012.

NOTARY PUBLIC

My Commission Expires: 1.3.16

DEAN ROBINSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY