WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/23/13 14:04 2 pgs
Fees:13.00 Taxes:444.00
20130523-0052380

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$120,000.00.**

Affiant

Subscribed and sworn to before me this 23rd day of May, 2013

Notary Public

My Commission expires: 8/19/14 (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Little Creek, GP	SAME	04000022600
7454 Old Hickory Boulevard		
Nashville, TN		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William B. Roehrig, Jr**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Little Creek, GP, a Tennessee general Partnership**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 1, Resubdivision of Part of Lot 2, Little Creek Farm, as shown on Plat of record in Instrument No. 20061017-0128939, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to David M. Roehrig from Little Creek, G.P., a Tennessee general Partnership by Warranty Deed on May 15, 2006, of record in Instrument Number 20060517-0057972, Register's Office for Davidson County, Tennessee. Further conveyed to William B. Roehrig, Jr., from David M. Roehrig, Sr., by Quitclaim Deed on July 6, 2007, of record in Instrument Number 20070718-0085198, Register's Office for Davidson County, Tennessee. Correction in Scrivener's Affidavit of record in Instrument Number 20080227-0019202, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 7900, Page 166, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Plan of record in Instrument No. 20061017-0128939, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20061221-0157119, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Quality and/or Storm Drainage of record in Instrument No. 20061221-0157172, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictive Covenants for Storm water Facilities and Systems of record in Instrument No. 20120626-0055750, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of Twenty Foot of record in Book 5141, page 690, Register's Office for Davidson County, Tennessee.
- Tennessee Natural Gas Line, Inc., Easement of Fifty Foot, Circuit Court Case Number 38308 and of record in Book 2492, page 513, Register's Office for Davidson County, Tennessee.
- Ingress/Egress Easement conveyed with Release Agreements of record in Book 7470, page 158, Register's Office for Davidson County, Tennessee.

This is improved property known as: **7452 Old Hickory Blvd, Nashville, TN 37189**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, its successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the

aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 23, 2013.

William B. Roehrig Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William B. Roehrig, Jr** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 23, 2013

My commission expires 8/9/14

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

My commission expires: 7/6/15

Notary's Signature

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY