WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130045835 DEEDWARR
Recvd: 06/03/13 11:42 2 pgs
Fees:13.00 Taxes:1480.00
20130603-0055558

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$400,000.00**

Beverly S. Eberlei
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2013.

Robert L. Scruggs
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard K. Eberlei Sr.	**Regions Bank d/b/a Regions Mortgage**	**MAP 53-80**
(NAME) **3003 Lakeshore Drive**	(NAME) **2050 Parkway Office Circle**	**PARCEL 144.00**
(ADDRESS). **Old Hickory, TN 37138**	(ADDRESS) **Birmingham, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **ASHLAND CITY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD K. EBERLEI SR. AND WIFE, BEVERLY S. EBERLEI,** 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:

Land in Davidson County, Tennessee, more particularly described as follows:

Being parts of Lots Number 1 to 10 inclusive of Block 19, with an alley lying between said Lots Numbers 1 to 5 and Lots Numbers 6 to 10, and parts of Lots Numbers 2 and 3 of Block 26 on the Plan of Dabbs and Elliott's Subdivision Number 2, Old Hickory, Tennessee, as of record in Book 547, page 127, Register's Office for Davidson County, Tennessee.

Said parts of Lots Numbers 1 to 10 inclusive and said alley are described together as follows:

Beginning on the Northeasterly margin of Pitts Avenue at the Southeast corner of the property conveyed to Wesley S. Combs and wife by deed from Eunice A. Jenkins and wife, of record in Book 1636, page 477, said Register's Office; thence with the Combs Southeasterly line Northeastwardly 252 feet to an iron pin in the Southwesterly margin of an undeveloped 30 foot street, thence with same Southeastwardly 70 feet to the Northeast corner of the property conveyed to Robert Abrahams and wife by deed from C. S. Blackman and wife of record in Book 2697, page 545, Register's Office for Davidson County, Tennessee; thence with said Abrahams' Northwesterly line Southwestwardly 248 feet, more or less, to the Northeasterly margin of said Pitts Avenue; thence with same Northwestwardly 70 feet to the beginning.

Said parts of Lots Numbers 2 and 3 are described together as follows:

Beginning at an iron pin on the Northeasterly margin of an undeveloped 30 foot street at the Southeast corner of the property conveyed to Wesley S. Combs and wife by deed from Eunice A. Jenkins and wife of record in Book 2636, page 477, Register's Office for Davidson County, Tennessee; thence with said Combs Southeasterly line Northeastwardly 118.5 feet, more or less, to the Northwest corner of that part of Lot Number 2 conveyed to the United State of America by deed from Wendell W. Wilson and wife, of record in Book 2152, page 9, said Register's Office; thence with said United States of America's Southwesterly line Southeastwardly 70 feet to the Northwest corner the property conveyed to Robert Abrahams and wife, by deed from C. S. Blackman and wife of record in Book 2697, page 545, said Register's Office; thence with said Abrahams Northwesterly line Southwestwardly 118.5 feet, more or less, to the Northeasterly margin of said 30 foot undeveloped street; thence with same Northwestwardly 70 foot to the beginning.

Being the same property conveyed to Ashland City Properties, LLC, a Tennessee limited liability Company by Quitclaim Deed from Sabin Ewing, dated May 29, 2013, filed for record as Instrument No. 20130603005555 8, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2013 real property taxes have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 547, page 127, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **3003 Lakeshore Drive, Old Hickory, TN 37138**

(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, 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.

THIS DEED DOES NOT TAKE EFFECT UNTIL MAY 31, 2013.

Witness our hands this 30th day of May, 2013.

Ashland City Properties, LLC

By: _____
Sabin K. Ewing, Chief Manager

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Sabin K. Ewing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Ashland City Properties, LLC, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2013.

Commission expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

_____
Notary Public