Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Subscribed and sworn to before me, this 16th day of December 2013.

Notary Public
My commission expires: 2/23/15

Davidson County DEEDWARR
Recvd: 12/17/13 09:44 3 pgs
Fees:18.00 Taxes:1147.00
20131217-0127196

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Century Commercial Real Estate Services, LLC 103 Forrest Crossing Blvd #204. Franklin, TN 37064	Same	114/34000

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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 Gerald Gates hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Century Commercial Real Estate Services, Inc. a Tennessee corporation 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:

Being a tract of land belonging to Fred Williams et ux as described in Deed Book 2241 Page 512 at the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an old concrete monument in the west margin of Sawyer Brown Road and the east R.O.W. of Interstate 40 and the northernmost corner of this tract; thence with the margin of sawyer Brown Road the following calls:
South 06 deg. 15 mins 44 sec East 294.36 feet to an old concrete monument;
South 20 deg. 48 mins 35 sec East 201.60 feet to a new iron road along a curve to the right with a radius = 450.00 feet; length= 36.57 feet; and chord South 06 deg 34 mins 26 sec East 36.58 feet; South 04 deg 14 mins 44 sec East 76.44 feet, along a curve to the right with radius= 450 feet; length= 139.97 feet; and chord= South 04 deg 39 mins 54 sec West 139.40 feet; South 13 deg 34 mins 32 sec West 14.30 feet, along a curve to the right with radius = 800.00 feet; length =160/90 feet; and chord = South 19 deg 20 mins 14 sec West 160.62 feet; South 25 deg. 05 mins 56 sec West 32.71 feet to an old iron road; thence leaving Sawyer Brown Road and with the southeastern Sikh Religious Society the following calls: North 44 deg. 27 mins 08 sec West 286.19 feet to an old iron road, North 49 deg. 54 mins 46 sec West 307;.82 feet to an old concrete monument int he east ROW of Interstate 40; thence with the ROW of Interstate 40 and along a curve to the right with radius = 5559.58 feet; length = 663.00 feet and a chord = North 37 deg. 34 min 49 sec East 662.61 feet to the point of beginning and containing 5.52 acres more or less according to a survey by Tony Reasons, II Surveyor, Tennessee No. 1665 Dated February 15, 2006

Being the same property conveyed to Gerald Gates by deed from Brian Matthew Gates by quitclaim deed of record in Instrument NO. 20110802-0059024 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) Agreement for Dedication of Easement Sanitary Sewers of record in Book 5222 Page 772 3) Agreement for Dedication Public Utilities Easement of record in Book 8626 Page 823 4) Dedication of Restrictions and Covenants for Storm Water of record in Instrument No. 20131029-0112332 5) Agreement for Dedication of Easement for Sanitary Sewers of record in Instrument No. 20131029-0112366

This property is unimproved property known as 7653 Sawyer Brown Rd., Nashville, Tennessee 37221

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. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 5 day of December, 2013.

Gerald Gates

Gerald Gates

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 6th day of December, 2013.

Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires: 2/23/15

FILE NO: 07415

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

