WARRANTY DEED

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires

R-RR-14-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 12-6-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Karkazis	New Owner	
(NAME)	(NAME)	**10000004800**
0 Indian Creek Road		
(ADDRESS)	(ADDRESS	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/21/14 12:20 3 pgs
Fees:18.00 Taxes:1036.00
20140421-0032889

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, I/we **PHILLIP LYNN MARTIN AND JACQUELINE F. MARTIN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN KARKAZIS** 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:

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

Beginning at a metal fence post, same being on the west side of the existing Indian Creek Road and also being 1630.13 feet along the west side of the existing Indian Creek Road south of Cobb's south property line; thence along the existing road S 31 deg. 20 min. E, 48.52 feet to a point; thence on a curve with a radius of 190.53 feet for a distance of 138.23 feet to a point; thence S 10 deg. 14 min. W, 265.03 feet to a point; thence on a curve with a radius of 274.31 feet for a distance of 90.75 feet to a point; thence on a curve with a radius of 623.07 feet for a radius of 168.90 feet to a point; thence S 6 deg. 45 min. W, 291.09 feet to a metal post; thence leaving the existing road N 56 deg. 17 min. W, 486.79 feet to a cave spring; thence S 76 deg. 38 min. W, 1582.79 feet to a 50" Oak; thence N 3 deg. 50 min. W, 189.75 feet to a metal post; thence N 63 deg. 40 min. E, 214.50 feet to a metal post; thence N 26 deg. 08 min. E, 330.00 feet to a metal post; thence N 6 deg. 13 min E, 620,86 feet to a 12" Hickory; thence N 88 deg. 40 min. E, 463.00 feet to a metal post; thence S 83 deg. 12 min. W, 1163.95 feet to the point of beginning, containing 38.4 acres, more or less, according to survey dated March 9, 1976, by Dewayne Caldwell.

INCLUDED IN THIS DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is a 50 foot right of way as set forth in Davidson County Project #8-BX, dated 12/7/44, more particularly described as follows: Land situated next to and adjoining the Rowena O'Brien Property and begins at a cave spring before mentioned in the description, thence S 56 deg. 17 min. E, 85.5 feet to a Persimmon tree; thence N 80 deg. 00 min. W, 41.0 feet to a Yellowood; thence N 70 deg. 00 min. W, 39.0 feet to an Elm; thence N 52 deg. 00 min. W, 40.0 feet to a Beech; thence N 76 deg. 38 min. E, 40.0 feet to the point of beginning, containing 0.1 acres, more or less.

Being the same property conveyed to Phillip Lynn Martin and wife, Jacqueline F. Martin, by deed from Rowena H. O'Brien dated 3/13/76 of record in Book 5017, Page 121, Register's Office of Davidson County, Tennessee. By way of recital, the above described property is inclusive of that 5.02 acre tract conveyed by Phillip Lynn martin and wife, Jacqueline F. martin to themselves by quitclaim deed dated 6/29/95 of record in Book 9715, Page 940, said Register's Office.

INCLUDED IN THIS DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is that portion of same conveyed by Phillip Lynn Martin and wife, Jacqueline F. Martin, to Juanita S. Leonard by deed dated 1/31/03 of record in Instrument No. 200302050016164, Register's Office of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in the west margin of Indian Creek Road, said iron pin being located in the north margin of the property conveyed to James E. Buttrey and wife, Annie Belle Buttrey, of record in Book 1451, Page 305, Register's Office of Davidson County, Tennessee; thence leaving the west margin of Indian Creek Road with the north margin of the Buttrey property, N 56 deg. 17 min. 00 sec. W, 401.29 feet to an iron pin; thence N 83 deg. 24 min. 36 sec. W, 40.63 feet to an iron pin; thence N 73 deg. 23 min. 45 sec. W, 38.65

feet to an iron pin; thence N 55 deg. 24 min. 32 sec. W, 39.64 feet to an iron pin; thence S 76 deg. 38 min. 00 sec. W, 470.75 feet to an iron pin; thence leaving the north margin of the Buttrey property, N 13 deg. 22 min. 00 sec. W, 201.00 feet to an iron pin; thence N 82 deg. 40 min. 51 sec. E, 676.26 feet to an iron pin; thence S 83 deg. 28 min. 31 sec. E, 317.54 feet to an iron pin in the west margin of Indian Creel Road; thence with the west margin of Indian Creek Road, along a curve to the right with a central angle of 10 deg. 00 min. 54 sec., a radius of 623.07 feet, and a chord bearing of S 1 deg. 48 min. 14 sec. W, 108.77 feet, q total distance of 108.91 feet to an iron pin; thence S 6 deg. 48 min. 41 sec. W, 291.09 feet to the point of beginning, containing 218,037 square feet (5.005) acres.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5017, Page 121, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **0 Indian Creek Road, Nashville, Tennessee 37209**.

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 the 1st DAY OF APRIL, 2014.

Phillip Lynn Martin

Jacqueline F. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP LYNN MARTIN, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of April, 2014.

Notary Public
My Commission Expires: 1-9-18
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACQUELINE F. MARTIN, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of April, 2014.

Notary Public
My Commission Expires: 1-9-18
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Charles A. Sullivant, Jr., 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 Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

