Bk 29

BILL GARRETT, Davidson County
Trans:T20140063587 DEEDWARR
Recvd: 08/27/14 13:53 5 pgs
Fees:28.00 Taxes:166.50
20140827-0078260

19227
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Global Outreach Developments International
401 Center Street
Old Hickory, TN 37138

Send Tax Bills to:
new owner

Map/Parcels: p/o 0-6312000100; p/o 06312006200; 06312000800; 06312000900; 0631200100 and 06312001100

FOR AND IN 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, I/we, **Danner-Eller Golf Properties, Inc.**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Global Outreach Developments International**, hereinafter called the Grantee(s), his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This is unimproved property known as: 0 Hadleys Bend Blvd., 0 South Street and 0 Main Street all in Old Hickory, TN 37138

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 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 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 my/our hand(s) as on this the 19th day of August, 2014.

DANNER-ELLER GOLF PROPERTIES, INC.

BY: _____ President

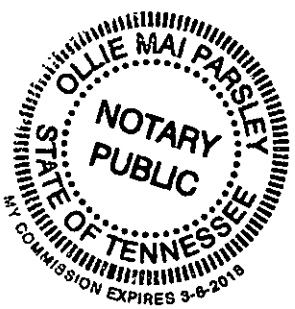
STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mike Eller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Danner-Eller Golf Properties, Inc., the within named bargainor, a corporation, and he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

Witness my hand and offical seal on this the 19th day of August, 2014.

_____
Notary Public

My Commission Expires:



****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $45,000.00

Affiant

Subscribed and sworn to before me this 19th day of August, 2014.

Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-8-2018

EXHIBIT "A" **GF#: 19227**

Legal Description

TRACT ONE:
LAND in the Fifteenth Councilmanic District of Davidson County, Tennessee, and being Lot Nos. 12 and 13 and part of Lots 14 and 15 of Block "Q" and Lots 1 and 2 of Block "R" and a portion of an undeveloped alley of the map of Hadley Bend City of record in Plat Book 421, page 120, R.O.D.C., TN and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated September 27, 2004, and last revised November 18, 2004, and known as Job No 030244 as follows:

Beginning at an iron pin set on the southerly margin of Hadleys Bend Boulevard (undeveloped) at the common front corner of Lot Number eleven and Lot No. twelve of the said Hadley Bend City Block "Q"; thence with the southerly margin of Hadleys Bend Boulevard (undeveloped) and a curve to the left having a radius of 362.03' and a long chord of 161.01', said chord having a bearing of S 61 deg. 51' 40" E a distance along the curve of 162.37' to an iron pin; thence leaving the margin of the said Boulevard S 15 deg. 17' 25" W 416.85' to an iron pin set at the northeast common corner of Lot No. 6 and Lot No. 7 Block "R" of the said Hadley Bend City; thence with the northerly line of Lots 6,5,4,3 Block "R", S 85 deg. 01' 56" W 200.00' to an iron pin set; thence with the common line of Lot No. 3 and Lot No. 2 of the said Block "R", S 04 deg. 58' 04" E 435.00' to an iron pin set on the northerly margin of South Street (undeveloped); thence with the northerly margin of said Street, S 85 deg. 01' 56" W 100.00' to an iron pin; thence N 05 deg. 02' 35" W 362.93' to an iron pin; thence N 01 deg. 13' 35" W 268.85' to an iron pin, the westernmost common corner of the said Lot Number eleven and Lot Number twelve Block "Q" of the said Hardley Bend City; thence with the common line of said Lots 11 and 12 Block "Q", N 40 deg. 59' 15" E 406.78' to the point of beginning.

Included but excluded from the above description is any portion thereof dedicated to the public for street or alley purposes.

INCLUDED but EXPRESSLY EXCLUDED herefrom is the following:
Being Lot No. 12 and 13 of Block "Q" of the map of Hadley Bend City as shown of record in Book 421, page 120, R.O.D.C., TN, to which reference is here made for a more complete and detailed description of said lots.

BEING part of the same property conveyed to Danner-Eller Golf Properties, Inc., by deed from Velma Evans, et al, heirs to the estate of Flora L. Gilpatrick, dated December 20, 2004, and filed in Instrument No. 20041229-0153435, said Register's Office.

TRACT TWO:
LAND in the Fifteenth Councilmanic District of Davidson County, Tennessee, and being Lot No. 16 through 24 and part of Lots 14 and 15 of Block "Q" and Lots 7 through 19 of Block "R" and a portion of an undeveloped alley and all of Vanderbilt Avenue (undeveloped) of the Map of Hadley Bend City of record in Plat Book 421, page 120, R.O.D.C., TN and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated September 27, 2004, and last revised November 18, 2004, and known as Job No. 030244 as follows:

Beginning at an iron pin set on the southeasterly margin of Hadleys Bend Boulevard (undeveloped) at the common front corner of Lot Number 24 and Lot No. 25 of the said Hadley Bend City Block "Q"; thence leaving the southeasterly margin of Hadleys Bend Boulevard (undeveloped) and with the common line of said Lots 24 and 25, S 61 deg. 15' 48" E 220.00' to an iron pin; thence S 24 deg. 57' 29" W 396.77' to an iron pin; thence S 09 deg. 35' 54" W 535.60' to an iron pin set at the intersection of the

EXHIBIT "A" **GF#: 19227**

Legal Description

easterly margin of the said Vanderbilt Avenue (undeveloped) with the northerly margin of South Street (undeveloped); thence with the northerly margin of South Street, S 85 deg. 22' 16" W 145.61' to an iron pin set; thence S 85 deg. 01' 56" W 286.83' to an iron pin set; thence leaving South Street and with the common line of Lots 6 and 7 Block "R" of the said Hadley Bend City, N 04 deg. 58' 04" W 435.00' to an iron pin; thence leaving said Lots 6 and 7, N 15 deg. 17' 25" E 416.85' to an iron pin set on the southerly margin of the said Hadleys Bend Boulevard (undeveloped); thence with said margin and a curve to the left having a radius of 362.03' and a long chord of 435.69' said chord having a bearing of N 68 deg. 17' 46" E, a distance along the curve of 467.50' to an iron pin set; thence N 27 deg. 42' 46" E 37.95' to the point of beginning.

Included but excluded from the above description if any portion thereof dedicated to the public for street or alley.

BEING the same property conveyed to Danner-Eller Golf Properties, Inc. by Warranty Deed from Velma Evans, et al, heirs to the Estate of Flora L. Gilpatrick, dated December 20, 2004, and filed in Instrument No. 20041219-0153436, said Register's Office.