WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140069836 DEEDWARR
Recvd: 09/18/14 09:34 4 pgs
Fees: 23.00 Taxes: 2035.00
20140918-0085613

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner KMT

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of September, 2014

Notary Public

MY COMMISSION EXPIRES: SEP 20 2016 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
East End Developers, LLC	NEW OWNER	06000010200, 06100008200, 06100003100 and 06100008300
(NAME)	(NAME)	
814 3rd Avenue S.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Five Hundred Fifty Thousand And No/100 Dollars ($550,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **George E. Thomas and Helen R. Thomas**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **East End Developers, LLC**, 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:

Tracts of land, located in the 12th Civil District of Davidson County, Tennessee, being Tracts Number Six, Seven and Eight, described as follows:

TRACT SIX:

Beginning at an iron pin set in the southwesterly R.O.W. of Ben Allen Road, said pin being North 52 degrees, 04 minutes, 03 seconds West, a distance of 50.30', as measured along said R.O.W., from the northwest corner of the property conveyed to Harvey H. Chung, Trustee, by deed of record in Book 7047, page 415, Register1s Office for Davidson County, Tennessee, and proceeding as follows:

Leaving said R.O.W., South 31 degrees, 41 minutes, 25 seconds West, a distance of 861.83' to an iron pin;

Thence, North 14 degrees, 31 minutes, 38 seconds West, a distance of 236.41' to a concrete monument,

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being U.S.C. and G.S. station "Allen";

Thence, North 12 degrees, 28 minutes, 29 seconds East, a distance of 781.72' to an iron pin set in said R.O.W. of Ben Allen Road;

Thence, with said R.O.W., in a southeasterly direction with a curve to the right having a radius of 526.17', an arc distance of 85.00' to an iron pin;

Thence, continuing with said R.O.W., South 52 degrees, 04 minutes, 03 seconds East, a distance of 345.14' to the beginning and containing 5.226 acres, more or less.

TRACT SEVEN:

Beginning at an iron pin set in the southwesterly R.O.W. of Ben Allen Road, said pin being the northwesterly corner of the property conveyed to Harvey H. Chung, by deed of record in Book 7047, page 415, Register's Office for Davidson County, Tennessee, and proceeding as follows:

Leaving said R.O.W. and with the westerly line of said Chung, South 31 degrees, 41 minutes, 25 seconds West, a distance of 1170.88' to an iron pin set at the northeast corner of the ADANOROC Subdivision, Section One, as of record in Book 6200, page 752, Register's Office for Davidson County, Tennessee.

Thence, with the north line of said plan, North 82 degrees, 51 minutes, 37 seconds, West, a distance of 137.53' to an iron pin;

Thence, with the north line of the CONVISER Subdivision, Section 3, as of record in Book 6200, page 196, R.O.D.C., Tennessee, North 82 degrees, 57 minutes, 53 seconds West, a distance of 253.16' to an iron pin;

Thence, with the north boundary of the ADANOROC Subdivision, Section 2, as of record in Book 6200, page 616, R.O.D.C., Tennessee, North 82 degrees, 14 minutes, 17 seconds West, a distance of 137.13' to an iron pin;

Thence, with the east line of the property conveyed to Mildred Thompson Espy, by deed of record in Book 8333, page 965, R.O.D.C., Tennessee, North 08 degrees, 30 minutes, 45 seconds East, a distance of 350.00' to an iron pin;

Thence, South 87 degrees, 17 minutes, 31 seconds East, a distance of 325.00' to an iron pin;

Thence, North 59 degrees, 13 minutes, 55 seconds East, a distance of 245.00' to a concrete monument, being U.S.C. and G.S. Station "Allen",

Thence, South 14 degrees, 31 minutes, 38 seconds East, a distance of 236.41' to an iron pin;

Thence, North 31 degrees, 41 minutes, 25 seconds East, a distance of 861.83' to an iron pin set in said R.O.W. of Ben Allen Road;

Thence, with said R.O.W., South 52 degrees, 04 minutes, 03 seconds East, a distance of 50.30' to the beginning and containing 6.442 acres, more or less.

TRACT EIGHT:

Beginning at an iron pin set in the south R.O.W. of Ben Allen Road, said pin being 150.07', as measured in an easterly direction along said R.O.W. from the intersection of said R.O.W. and the west boundary of Tract 2 as described in the deed to David Hugh Thompson as of record in Book 2803, page 559,

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Register's Office for Davidson County, Tennessee, and proceeding as follows:

With said R.O.W., South 88 degrees, 03 minutes, 09 seconds East, a distance of 50.34' to an iron pin;

Thence, leaving said R.O.W., South 08 degrees, 35 minutes, 30 seconds West, a distance of 457.49' to an iron pin;

Being the same property conveyed to George E. Thomas and Helen Rae Thomas, husband and wife by Warranty Deed from David Hugh Thompson dated November 4, 1991 of record in Book 8479, page 852, Register's Office for Davidson County, Tennessee.

A tract of land, located in the 12th Civil District of Davidson County, Tennessee, being Tract Number Nine, described as follows:

TRACT NINE:

Beginning at an iron pin set in the southerly R.O.W. of Ben Allen Road, said pin being 200.41', as measured in an easterly direction along said R.O.W. from the intersection of said R.O.W. with the western boundary of Tract Two as described in the deed to David Hugh Thompson as of record in Book 2803, page 559, Register's Office for Davidson County, Tennessee and proceeding as follows:

With said R.O.W., South 88 degrees, 03 minutes, 09 seconds East, a distance of 116.99' to an iron pin;

Thence, continuing with said R.O.W., with a curve to the right having a radius of 526.17' an arc distance of 255.44' to an iron pin;

Thence, leaving said R.O.W., South 12 degrees, 28 minutes, 29 seconds West, a distance of 781.72' to a concrete monument, being U.S.C. and G.S. Station "Allen";

Thence, South 59 degrees, 13 minutes, 55 seconds West, a distance of 50.11' to an iron pin;

Thence, North 34 degrees, 31 minutes, 38 seconds West, a distance of 220.00' to an iron pin;

Thence, North 22 degrees, 37 minutes, 24 seconds West, a distance of 242.40' to an iron pin;

Thence, North 08 degrees, 35 minutes, 30 seconds East, a distance of 457.49' to the beginning and containing 5.478 acres, more or less as described according to a survey by Barry Greer and Associates, 2103 Windsor Place, Mt. Juliet, Tennessee, license number 211.

Being the same property conveyed to George E. Thomas by Warranty Deed from David Hugh Thompson dated November 4, 1991 of record in Book 8479, page 848, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as Lots 242, 252, 300 & 310 Ben Allen Rd, Nashville, TN 37216

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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, has 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.

Witness our hands this 12th day of September, 2014.

George E. Thomas

Helen R. Thomas

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

I,Thomas Smith, a Notary Public for the County of Rutherford and State of Tennessee, do hereby certify that George E. Thomas and Helen R. Thomas, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th of September, 2014.

Notary Public

My Commission Expires:

(SEAL).

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Exp. 10-24-2017

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Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066