BILL GARRETT, Davidson County
Trans:T20140075226 DEEDWARR
Recvd: 10/06/14 10:34 2 pgs
Fees:13.00 Taxes:111.00
20141006-0092234

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 30,000.00

Eloise J. Thompson
Affiant

MARY ANNE HARDAWAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Subscribed and sworn to before me, this 30th day of September, 2014.

Notary Public

My commission expires: 3-01-16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TOWN SQUARE LLC	**NEW OWNER**	**06800006500**
0 ASHLAND CITY HWY	**4672 HEATH RD.**	
NASHVILLE, TN 37218	**NASHVILLE, TN 37221**	

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 ACKNOWLEDGE, WE,

DEBORAH D. GARDNER(FORMERLY ROBERTS) ET VIR CURTIS L. GARDNER, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TOWN SQUARE 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:

BEING in the 13th Civil District of Davidson County Tennessee, being Tract No. 7 on a 1973 survey by Jack R. Underwood and being more particularly described as follows:

BEGINNING at a monument in the north margin of the right of way for Hydes Ferry Pike and within a 150 feet wide T.V.A. transmission line easement; said point being the southeast corner of this tract and the southwest corner of Walker; thence with Walker's west line north 18° 10' 15" east 1595.70 feet to a post; the northeast corner of this tract; thence north 79° 06' 24" west 184.25 feet to a post; thence south 33° 04' 37" west 270.11 feet to a post corner to Lynn and northeast corner of Huddleston's 4.1 acre tract, thence with Huddleston's east line and then with the east line of Tract No. 6 as shown on said survey south 12° 27' 44" west 1360.47 feet to a point in the north margin of the right of way for Hydes Ferry Pike; thence northeasterly with said margin 124.95 feet to the beginning and containing 7.04 acres, more or less according to said survey.

BEING THE SAME PROPERTY CONVEYED TO DEBORAH D. GARDNER(FORMERLY ROBERTS) ET VIR CURTIS L. GARDNER, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES, BY TENANTS BY THE ENTIRETY DEED FROM DEBORAH D. ROBERTS (NOW GARDNER), DATED 04/27/1998 AND RECORDED ON 05/01/1998 IN BOOK 10909, PAGE 665, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 0 ASHLAND CITY HWY, NASHVILLE, TN 37218.

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 in 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 my/our hand(s) this 30th day of September, 2014.

DEBORAH D. GARDNER

CURTIS L. GARDNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DEBORAH D. GARDNER and CURTIS L. GARDNER, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2014.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY