SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140084784 DEEDWARRSP
Recvd: 11/10/14 11:12 3 pgs
Fees: 18.00 Taxes: 2775.00
20141110-0103553

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF NOVEMBER, 2014.

Notary Public

My Commission Expires NOV. 3, 2015

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ginger Ann Ford, Trustee	New Owner	
(NAME) P.O. Box 23811	(NAME)	51-6-59
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **LENTZ PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GINGER ANN FORD, TRUSTEE,** 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:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 7900, Page 915, said Register's Office; and (c) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instruments recorded in Book 3986, Page 435 and Book 4203, Page 266, said Register's Office; (d) Declaration of Use Restrictions as of record in Book 9641, Page 341, said Register's Office; (e) Easement Agreement dated September 8, 1999, of record in Book 11655, Page 334, said Register's Office; (f) All matters shown on Survey dated July 15, 2005, prepared by R. Scot Cherry, Cherry Land Surveying, Inc., Surveyors, Job No. 05201.

unimproved ☐

This is improved ☒ property, known as 520 Lentz Dr., Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 claiming, by through or under the grantor herein, but no further otherwise. 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 7th day of November, 2014.

Lentz Partners, LLC

By: C. Hugh Hicks Chief Mgr.
C. Hugh Hicks, Chief Manager

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared C. Hugh Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Chief Manager of Lentz Partners, LLC the within named bargainor, a limited liability company and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 7th day of November, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1, Briarville Medical Group Subdivision, of record in Plat Book 7900, Page 915 at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod on the Easterly right-of-way line of Lentz Drive, 50 feet in width, at a corner common with Lot 1 Goodpasture Center, of record in Plat Book 4595, Page 1473 also being the property conveyed to Sook Kim DDS et al of record in Instrument Number 20040823-0101627 at the Register's Office for Davidson County, Tennessee;

Thence leaving the Easterly right-of-way line of Lentz Drive with the Southerly line of Lot 1 Goodpasture Center, South 84 deg 53 min 51 sec East, 297.33 feet to and existing pk nail on the Westerly property line of National Loan Investors, L.P. of record in Instrument Number 20030124-0010384 at the Register's Office for Davidson County, Tennessee, also being lots 2, 3 and 4 of Oakland Acres, of record in Plat Book 2330, Page 97 at the Register's Office for Davidson County, Tennessee;

Thence with the Westerly property line of said National Loan Investors, L.P. South 05 deg 00 min 00 sec West, 266.12 feet to an existing iron rod at a corner common with the property of David Joseph Gosselin, of record in Instrument Number 20030825-0122858 at the Register's Office for Davidson County, Tennessee;

Thence with the Northerly property line of David Joseph Gosselin and also with the property of Rod Wimmer of record in Instrument Number 20010820-0089568 at the Register's Office for Davidson County, Tennessee; North 84 deg 54 min 20 sec West, 285.63 feet to an existing iron rod on the Easterly property line of Christian Schools, Inc. of record in Book 6514, Page 867 at the Register's Office for Davidson County, Tennessee;

Thence with the Easterly property line of Christian Schools, Inc., North 02 deg 11 min 15 sec East, 136.44 feet to an iron rod set at the South East terminus of Lentz Drive;

Thence with the Easterly right-of-way line of Lentz Drive North 02 deg 47 min 44 sec East, 130.00 feet to the point of beginning, containing 77,669 square feet or 1.783 acres more or less.

Being the same property conveyed to Lentz Partners, LLC, a Tennessee limited liability company by Special Warranty Deed from CH Realty, Inc. (f/k/a Captec Healthnet Realty, Inc.), a Delaware corporation, recorded on the 24th day of March, 2006 in Instrument No. 20060324-0034099, in the Register's Office of Davidson County, Tennessee.