WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150012456 DEEDWARR
Recvd: 02/20/15 09:19 2 pgs
Fees:13.00 Taxes:2442.00
20150220-0014667

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00

Affiant

Melanie D. DuRard STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires January 21, 2018

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holy Trinity Montessori, Inc.	Kate Loftus Riley	168-00-0-092.00
(NAME) 525 Sneed Rd.	(NAME) 700 Saybrook Circle	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(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, **K & S Hotel Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Holy Trinity Montessori, Inc., a Tennessee corporation,** 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:

Land in the 35th Councilmanic District of Nashville, Davidson County, Tennessee, being the same property conveyed in Instrument No. 20080624-0065042, Register's Office for said County and more particularly described as follows:
Beginning at the southwest intersection of Highway 100 and Old Harding Pike or Old Highway 100;
thence along said Old Harding Pike S 82° 07' 57" E, 116.96 feet;
thence along a curve to the left, having a radius of 1142.85 feet, a distance of 349.04 feet;
thence N 80° 22' 06" E, 45.22 feet to the west line of Ahmed Sankari, recorded in Instrument No. 20070703-0079482, R.O.D.C.;
thence leaving said Old Harding Pike, passing an iron pin at 16.07 feet, a total distance of 118.80 feet;
thence N 80° 41' 59" E, 87.24 feet to an iron pin;
thence S 80° 15' 50" E, 5.44 feet to the west line of Stephen Johnston, of record in Book 7134, page 337, R.O.D.C.;
thence with said Johnston S 3° 59' 49" W, 1365.20 feet to a 12" maple tree;
thence N 84° 40' 15" W, 114.55 feet to a 24" ash tree, the northeast corner of Billie J. Waters, recorded in Instrument No. 20010406-0033747, R.O.D.C.;
thence with said Waters S 9° 55' 40" W, 312.67 feet to an iron pin at the southeast corner of Anthony Howell, of record in Instrument No. 20111222-0100217, R.O.D.C.;
thence with said Howell N 86° 39' 52" W, 232.21 feet to an iron pin;
thence S 69° 27' 35" W, 84.49 feet to an iron pin;
thence S 53° 27' 15" W, 48.99 feet to an iron pin;
thence S 44° 45' 42" W, 44.83 feet to an iron pin;
thence S 49° 08' 30" W, 256.95 feet to an iron pin at the southeasterly corner of Johnny Howell, recorded in Instrument No. 20021030-0132774, R.O.D.C.;
thence with said Johnny Howell N 81° 54' 59" W, 435.96 feet;
thence N 00° 44' 20" E, 148.93 feet to an iron bolt at the southwest corner of Marshall Reeder, of record in Instrument No. 20061205-0149912, R.O.D.C.;
thence with said Reeder N 73° 54' 28" E, 378.92 feet to an iron pipe;
thence N 22° 29' 43" W, 419.52 feet to an iron pin;
thence N 8° 48' 12" E, 507.41 feet to an iron pipe at the southeast corner of Ilke Hanloser, recorded in Instrument No. 20060731-0092026, R.O.D.C.;
thence with said Hanloser N 9° 01' 07" E, 784.26 feet to an iron pipe in the south right of way of Highway 100;
thence along said right of way N 80° 26' 37" E, 252.89 feet to the point of beginning and containing 38.36 acres, more or less, according to ALTA survey dated January 16, 2015, prepared by Patrick S. Coode, TN RLS No. 855, Patrick Coode and Company, LLC, 144 Spring Valley Road, Nashville, TN 37214.

BEING the same property conveyed to K & S Hotel Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Toline Properties, L.P., a Tennessee limited partnership, dated June 20, 2008, of record in Instrument No. 20080624-0065042, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; easement for public utilities of record in Book 11744, page 693, of record in the Register's Office for Davidson County, Tennessee; rights of way of Highway 100 and Old Harding Pike and/or Old Highway 100; and all matters according to ALTA survey dated January 16, 2015, prepared by Patrick S. Coode, TN RLS No. 855, Patrick Coode and Company, LLC, 144 Spring Valley Road, Nashville, TN 37214.

unimproved ☒

This is improved ☐ property, known as 8881 Highway 100, Nashville, TN 37221

(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 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 hand this 17th day of February, 2015.

K & S Hotel Properties, LLC

By: _____

Kemal Surji, its Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Kemal Surji, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the Managing Member of K & S Hotel Properties, LLC, the within named bargainor, and that he as such Managing Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of K & S Hotel Properties, LLC, by Kemal Surji, as such Managing Member.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of February, 2015.

_____

Notary Public

My Commission Expires:

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Comm. Expires
January 21, 2018