PLEASE RETURN TO:
WARRANTY TITLE INC.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

WARRANTY DEED

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/30/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20150027641 DEEDWARR
Recvd: 04/14/15 08:18 2 pgs
Fees:13.00 Taxes:721.50
20150414-0032616

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
OneTwelve, LLC	One Twelve, LLC	12100007500
(NAME) 945 Norwalk Dr.	(NAME) 945 Norwalk Dr.	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Shankle Family Partnership, a Tennessee general partnership, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OneTwelve, LLC, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN METROPOLITAN NASHVILLE, THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, more particularly described according to a survey by J. Bruce Rainey Surveyor No. 823, dated April 01, 2015 and known as Job No. 150033 as follows:

BEGINNING at an iron pin set on the southerly margin of Pleasant Hill Road, said point of beginning being the Northwest corner of this property and the Northeast corner of the Walter Vanderpool property (Instrument No. 200104040032767, Register's Office for Davidson County, Tennessee); thence leaving Vanderpool and with the southerly margin of Pleasant Hill Road (25' from the centerline) the following calls: N 65 deg. 26'57" E 116.94' to a point; thence N 68 deg. 39'45" E 271.23' to a point; thence N 71 deg. 54'09" E 145.01' to a point; thence N 77 deg. 05'43" E 120.95' to an iron pin; thence leaving the margin of said Road, S 84 deg. 29'08" E 79.43' to an existing railroad spike; thence with the line of James Carbine, Trustee S 07 deg. 40'19" W 1259.65' to an iron pin set; thence with the line of H. T. Everett (Book 3675, Page 205, Register's Office for Davidson County, Tennessee) N 28 deg. 34'04" W 250.69' to an existing Pipe; thence with the line of Adam Ceteras (Instrument No. 200305230070660, Register's Office for Davidson County, Tennessee) N 26 deg. 32'41" W 285.32' to an existing concrete monument; thence with the line of said Walter Vanderpool property N 26 deg. 36'08" W 627.19' to the point of beginning, containing 10.1 acres, more or less.

Being the same property conveyed to Shankle Family Partnership, a Tennessee general partnership from David Samuel Shankle, Successor Trustee of the John William Shankle Living Trust for Blanche Faircloth Shankle and John Robert Shankle, David Samuel Shankle and their appointees and David Samuel Shankle, Successor Trustee of The Blanche Faircloth Shankle Living Trust for John William Shankle and John Robert Shankle, David Samuel Shankle, and their appointees by Quitclaim Deed dated September 24, 2014 of record in Instrument No. 20140924-0088010, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS AND FURTHER SUBJECT TO THE RIGHT-OF-WAY OF PLEASANT HILL ROAD.

unimproved ☐

This is improved ☑ property, known as 1360 Pleasant Hill Rd., Nashville, TN 37214
(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 GRANTEE, its heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its 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 10th day of March, 2015.

Shankle Family Partnership, a Tennessee General Partnership

by: _____
David S. Shankle, Partner/Manager

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, David S. Shankle, 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 partner(s) of **Shankle Family Partnership, GP**, the within named bargainor, a partnership, and he as such partner(s) executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner(s).

WITNESS my hand and seal this 10th day of March, 2015.

My Commission Expires:
1-9-18

_____
Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

DEANE GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY