6

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150041632 DEEDWARR
Recvd: 05/29/15 08:42 2 pgs
Fees: 13.00 Taxes: 1176.60
20150529-0049481

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/8/17

(AFFIX SEAL)

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Trendmark Construction, LLC | Trendmark Construction, LLC. | 156-00-0-112.00 |
| (NAME) | (NAME) | |
| 721 Hillwood Blvd | 721 Hillwood Blvd. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | Nashville, TN 37205 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Wonnie Lynn Short Revocable Living Trust By: Wonnie L. Short, Trustee,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Trendmark Construction, 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:

EXHIBIT A

Land in the Ninth Civil District of Davidson County, Tennessee, being Tract No. 2 on the Survey of the John T. Marler Tracts made by C. K. Mclemore dated December, *1979* (being a portion of property formerly described as a part of Tract No. 6 in the partition of the J. H. Wright "Belleview Farm", and being more particularly described as follows:

Beginning at an iron pose in the east margin of Old Harding Road at the northwest corner of the Hutton tract as described in Book 731, page 560, said Register's Office, thence with her north line, South 84 deg. 00 min. East 391.0 feet to an iron post, her northeast corner, thence South 6 deg. 00 min. West 210.0 feet with her east fence line co an iron post, thence a new staked line South 84 deg. 00 min. Ease 798.0 feet co the center line of Trace Creek, the west line of Rice, thence with said creek following closely the center line North 15 deg. 59 min. West *444.9* feet, more or less, to the approximate center of the Harpeth River, thence North 74 deg. 37 min. West 62 feet, more or less with said center line, thence leaving said center line with the following three new staked lines, South 6 deg. 00 min. West 205.4 feet, more or less, to an iron post, North 77 deg. 00 min. West 350.0 feet to an iron post and North 84 deg. 00 min. West 615.0 feet to an iron post in the ease margin of Old Harding Road. thence with said east margin, South *6* deg. 00 min . West 50.0 feet to the point of beginning and containing 5.08 acres, more or less.

There is also conveyed to said Grantee, his heirs and assigns, a nonexclusive easement for the installation, maintence, and operation of a gravity sewer line; said easement is 25 feet wide, the centerline of which begins at the southeast comer of tract 1 on the within described survey and runs in a generally southerly direction crossing subject tract and traces 3 and 4 on the within described survey, to a point in tract 5 on said survey terminating at the property conveyed to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, by instrument of record in .Book 4760, page 804, said Register's Office, for the purpose on constructing and operating thereon a sewer lift station.

Being the same property conveyed to Wonnie L. Short by deed dated December 11, 2007 from Nelson W. Gann and wife, Lela Gann of record in Instrument No. 20071213-0143723, Register's Office for Davidson County, Tennessee. Thereafter conveyed his interest in said property to Wonnie Lynn Short, Trustee of the Wonnie Lynn Short Revocable Living Trust dated May 28, 2014 by deed recorded in Instrument No. 20141031-0100585.

unimproved ☐

This is improved ☐ property, known as 7725 Old Harding Pike, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 21st day of May, 2015.

Wonnie Lynn Short Revocable Living Trust By: Wonnie L. Short, Trustee

State of Tennessee
County of Davidson

Personally appeared before me Wonnie Lynn Short Revocable Living Trust By: Wonnie L. Short, Trustee, with whom I am personally acquainted, and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of May, 2015.

Notary Public I. Dyke Tatum
My Commission Expires: 5/8/17

File No.: 15-Trendmark

