Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150043436 DEEDWARR
Recvd: 06/03/15 11:08 2 pgs
Fees:13.00 Taxes:3607.50
20150603-0051727

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Ernest D. Bennett, III, Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lebanon Pike Partners, LLC	Lebanon Pike Partners, LLC	09400007400 (Parcel 1)
(NAME)	(NAME)	
2002 Richard Jones Road, Suite C 208	2002 Richard Jones Road, Suite C 208	09400007500 (Parcel 2)
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, **Jan B. Todd, Trustee of the Thomas W. Beasley Family Trust u/a/d November 12, 2007**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lebanon Pike Partners, 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:

Land Situated in Davidson County, State of Tennessee, described as follows to-wit:

PARCEL I: (Map and Parcel 09400007400)

Commencing at an iron pin located on the southerly margin of the Lebanon Road (U.S. Highway 70) right-of-way at the Northwest corner of the property heretofore conveyed by Hulon G. Lee and wife, to the Fenner Spelman Corp., recorded in Book 2797, Page 28, Register's Office of Davidson County, Tennessee; thence South 8 deg. 03' East 150 feet to an iron pin being the Southwest corner of the property heretofore described as being conveyed to the Fenner-Spelman Corp., thence North 77 deg. 42' East 150 feet to an iron pin being the Southeast corner of said Fenner-Spelman Corp. property; thence North 8 deg. 09' West 150 feet to an iron pin in the Southerly margin of the Lebanon Road right-of-way being the Northeasterly corner of the said Fenner-Spelman Corp. property; thence along the said Lebanon Road right-of-way North 77 deg. 42' East 239.08 feet to an iron pin; thence South 3 deg. 15' West 399.07 feet to an iron pin; thence South 77 deg. 42' West 373.87 feet to an iron pin; thence North 9 deg. 37' West 385 feet to an iron pin being at the Southerly margin of the Lebanon Road right-of-way; thence along the right-of-way of the said Lebanon Road North 77 deg. 42' East 73.80 feet to the point of beginning.

Also conveyed herewith is the right of ingress and egress which was retained in the Deed of Record in Book 2797, Page 28, Register's Office for Davidson County, Tennessee to serve the above described property.

PARCEL II: (Map and Parcel 09400007500

Beginning on the Southerly margin of Lebanon Road at a point 71 feet East of the Northeast corner of the property conveyed to Cletus Ball and wife, by deed from Frances G. Wallace and wife, of record in Book 2395, Page 617, said Register's Office, also the Northwest corner of the property conveyed to Hulon G. Lee and wife, by deed from William A. Cammuse, of record in Book 1881, Page 147, said Register's Office thence south 7 deg. 45' East 150 feet; thence North 78 deg. 00' East 150 feet; thence North 7 deg. 45' West 150 feet to the Southerly margin of Lebanon Road; thence with the same South 78 deg. 00' West 150 feet to the beginning.

(as to Parcel I):
Being the same property conveyed to Jan B. Todd, Trustee of the Thomas W. Beasley Family Trust by Executor's Deed dated 03/30/2012 from Jan B. Todd, Executor of record in Instrument 201204170032755, Register's Office for Davidson County, Tennessee.

(as to Parcel II):
Being the same property conveyed to Jan B. Todd, Trustee of the Thomas W. Beasley Family Trust by Quit Claim Deed dated 03/30/2012 from Jan B. Todd, Executor of record in Instrument 201204170032757, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☑

This is improved ☐ property, known as 1405 - 1407A Lebanon Pike, Nashville, TN 37210
(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 our hands this 28 day of May, 2015.

JAN B. TODD, TRUSTEE OF THE THOMAS W. BEASLEY FAMILY TRUST U/A/D NOVEMBER 12, 2007

Jan B Todd Trustee

Jan B. Todd, Trustee

State of Tennessee

County of Davidson

On this 28 day of May, 2015 before me, a Notary public in and for said County and State, personally appeared Jan B. Todd, Trustee of the Thomas W. Beasley Family Trust, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed in her capacity as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

WITNESS my hand and seal this 28 day of May, 2015

Notary Public
My Commission Expires: 7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015