WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150093568 DEEDWARR
Recvd: 11/03/15 10:39 2 pgs
Fees:12.00 Taxes:1665.00
20151103-0111807

O-CAM-15-204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
CAM Properties, LLC, a Tennessee limited liability company	**New Owner**	
(NAME)	(NAME)	**06000005000**
1272 Overton Circle		
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **TEESDALE PROPERTIES, LLC, A LIMITED LIABLITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CAM PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being part of Lot No. 4 on the plan of William Phillips' Land, of record in Book 57, Page 21, Register's office for Davidson County, Tennessee. Beginning at an iron pin in the South margin of Ben Allen Road located approximately 952 feet East of the centerline of Dickerson Pike, also being the Northwest corner of the tract described herein; thence with the South margin of Ben Allen Road N 75° 38' 14" E a distance of 129.03' to an iron pin, also being the Northwest corner of V.W. Hayes, Deed Book 8496, Page 548; thence leaving the South margin of said road S 6° 06' 02" W, a distance of 297.59' to an iron pin, also being the Southwest corner of V.W. Hayes; thence S 83° 41' 34" E, a distance of 97.00' to an iron pin in a fence row, also being the Southeast corner of V.W. Hayes, and a point in the West line of G. Agnoletti, Instrument No. 20130904-0092943; thence with a fence line, S 8° 49' 02" W, a distance of 443.39' to an iron pin, also being the Southwest corner of G. Agnoletti, and a common corner of H.R. Thomas, Instrument No. 20100908-0071577; thence continuing with said fence line S 8° 56' 24" W, a distance of 199.77' to a fence post, being the Southeast corner of the tract described herein, also being the Northeast corner of V.B. Adams, Deed Book 4264, Page 695; thence N 82° 13' 16" W, a distance of 235.00' to an iron pipe, being the Southwest corner of the tract described herein, and the Southeast corner of Highland Park Subdivision, Plat Book 974, Page 33; thence N 9° 01' 26" E, a distance of 696.75' to an iron pipe in a fence row; thence N 9° 46' 57" E, a distance of 192.91 to the point of beginning and containing 4.25 acres according to a survey by Accurate Surveys, LLC dated August 23, 2014.

Being the same property conveyed by Warranty Deed from Crystal D. Ballard, n/k/a Crystal Love to Teesdale Properties, LLC, as recorded on the 2nd day of October, 2014 in Instrument No. 20141002-0091163 and Deed from Marcus A. Ballard, Jr. to Crystal D. Ballard, as recorded on the 25th day of February, 2002 in Instrument No. 20020225-0023725 and Instrument of Correction, as recorded on the 27th day of February, 2006 in Instrument No. 20060227-0022555, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as set forth in instrument recorded in Instrument No. 20151016-0105367.
- NOTE: THE AMOUNT OF ACREAGE STATED IN THE LEGAL DESCRIPTION IS NOT INSURED.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **204 Ben Allen Road, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 29th DAY OF OCTOBER, 2015.

Teesdale Properties, LLC, a limited liablity company

Jan Watson, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAN WATSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of TEESDALE PROPERTIES, LLC, A LIMITED LIABLITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of October, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212