WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150093672 DEEDWARR
Recvd: 11/03/15 11:51 4 pgs
Fees:23.00 Taxes:2886.00
20151103-0111922

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael D. Green Rose Mary Green	Michael D Green Rose Mary Green	09400005400
(NAME)	(NAME)	
4430 Buchanan Lane	4430 Buchanan Ln	09400005100
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Franklin, TN 37064	
(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, I, **Charles G. White,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael D. Green and Rose Mary Green, married,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 1620 Lebanon Pike, Nashville, TN 37210
1634 - (aka 1622) 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 my/our hands this 30th day of October, 2015.

Charles G. White

State of Tennessee
County of Williamson

Personally appeared before me Charles G. White, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of October, 2015.

A B Waddell

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019

File No.: 2015-117

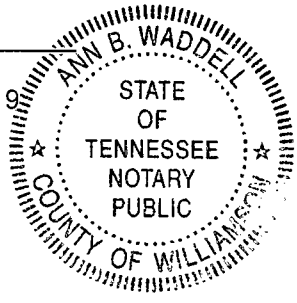


EXHIBIT "A"

Tract 1:
1620 Lebanon Pike

A tract or parcel of land located in the first Civil District of Metropolitan Nashville and Davidson County, Tennessee and described according to a survey by R. L. Montoya-Land Surveying (Tennessee R.L.S No. 697) dated May 3, 1989, as follows:

Beginning at an iron pin, set this survey, at the back of a sidewalk: the northerly right-of-way margin of Lebanon Pike, also know as U. S. Highway 70-North, located approximately 1300 feet. More or less, east of the east right-of-way margin of Spence Lane and being a common corner to the southeast corner of the Thomas R. Tenpenny property of record in Deed Book 6497, Page 140, R.O.D.C. TN and a southwest corner of this Tract; thence, leaving said northerly margin of Lebanon Pike along the line common to Tenpenny and this Tract, N 28 Deg. 01' 50" E, 75.49 Feet to an iron pin, set this survey; thence, generally with a tree row and along the north line of Tenpenny and the north line of a second tract owned by Thomas R. Tenpenny of record in Deed Book 4354, Page 511, Register's Office for said County, N 62 Deg. 52' 25" W, 226.00 feet to an iron pin set this survey in the east line of the William F. O'Donnell property of record in Deed Book 82, Page 173, Register's Office for said County; thence, with O'Donnell's east line N 06 Deg. 35' 53" E, 98.00 feet to an iron pin set this survey: the southwest corner of Tract Two and the northwest corner of this Tract; thence, leaving O'Donnell's east line, S 83 Deg. 21' 55" E, 487.63 feet to an iron pin set this survey in the west line of E. M. Davidson Property of record in Deed Book 2341, Page 267, Register's Office for said County: the southeast corner of Tract Two and the northeast corner of this Tract; thence, with Davidson's west line and the west line of Allen T. Sullivan, Trustee, of record in Deed Book 6226, Page 412, Register's Office for said County, S 05 Deg. 57' 39" W, 242.33 feet to an iron pin set this survey in the northerly right-of-way margin of Lebanon Pike; thence, with said margin beginning a curve to the right having a delta of 7 Deg. 19' 13", a radius of 2399.01 feet, a tangent of 153.46 feet and a chord of N 84 Deg. 19' 01" W 306.30 feet and passing two concrete highway monuments 306.51 feet to the point of beginning, containing 98,922 square feet or 2.27 acres, more or less.

Being the same property conveyed to Charles White by deed from Robert R. Mallory and Robert B. Campbell d/b/a Drakes Branch Associates, A Tennessee Partnership, of record in Book 8086, Page 209, Register's Office for Davidson County, Tennessee.

Included in the above description is a 40 foot easement for the purpose of ingress and egress, along with an easement for a water line, as set out in Deeds stated above conveying said property to Drakes Branch Associates of record in Deed Book 6561, Page 8, Book 6606, Page 223, and Book 6874, Page 97, all in the Register's Office for Davidson County, Tennessee.

Tract 2:
1634 Lebanon Pike, a/k/a: (1622 Lebanon Pike)

A Tract of land in the Third, formerly the Fifteenth Civil District of Davidson, County, Tennessee, being Lot No. 2 on the Plan of Gilbert Louge's tract, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, July 1, 1946, as follows:

Beginning on the northerly margin of Lebanon Pike at the southeast corner of the property conveyed to Charles A. Lane and wife, by Deed from Gilbert S. Logue, et al, of record in Book 1404, Page 48, Register's Office for said County, being the corner of Lot Nos. 1 and 2; thence with the line between said two lots northwardly 185 feet to the southerly line of Lot No.6; thence with the same, S 67 Deg. 30' E 100.5 feet to the westerly line of Lot No. 3; thence with the line between said Lot Nos. 2 and 3, S 25 Deg. 15' W 190.4 feet to the northerly margin of Lebanon Pike; thence with the same westwardly 100 feet to the beginning.

Being part of the same property conveyed to Charles G. White by deed from Ricky Eugene Tenpenny, of record in Instrument No. 20051115-0138049, Register's Office for Davidson County, Tennessee.

Included In the above description, but specifically EXCLUDED from this conveyance is that portion of the property conveyed to the State of Tennessee for the use and benefit of the Department of Transportation by right-of-way Deed for Highway Purposes of record in Deed Book 5247, Page 645, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2015 taxes, paid, prorated and assumed by the Grantee.

Subject to Right-of-Way Deed granted to the State of Tennessee for highway purposes as set out in Book 5247, page 645, said Register's Office. (Tract 1)

Subject to Sanitary Sewer and/or Storm Drainage Agreement as set out in Book 7468, page 635, said Register's Office. (Tract 1)

Subject to the ingress and egress easement as set out in Book 6561, page 8, Book 6606, page 223, Book 6874, page 97, and Book 8086, page 209, said Register's Office. (Tract 2)

Subject to Overhead Line easement to Metropolitan Government of Nashville and Davidson County, Tennessee, as set out in Book 8363, page 161, said Register's Office.

Subject to the rights and claims of parties in possession.

This property is being sold as is., where is.