# WARRANTY DEED




BILL GARRETT, Davidson County
Trans:T20150110151 DEEDWARR
Recvd: 12/30/15 14:55 3 pgs
Fees:18.00 Taxes:1309.80

20151230-0131242

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 354,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME: THIS THE 29th day of December, 2015

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Seven Points, LLC | Seven Points, LLC | Parcel ID: |
| 120 Donelson Pike, Ste. 101 | 120 Donelson Pk., Ste. 101 | 11000019300 |
| Nashville, TN 37214 | Nashville, TN 37214 | |

FOR AND IN 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

**Jacqueline F. Calvert, David A. Fisher, Paul D. Fisher, and Cecelia G. Fisher Co-Trustees of the John C. Fisher Trust U/A/D May 27, 2000**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Seven Points, 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:

This description was prepared based on a field run survey by Paul G. Weatherford, TN R.L.S. No. 1941, Weatherford and Associates, LLC, 1301 Central Court, Hermitage, TN 37076.

Being 3 parcels of Land located in the 12th Councilmanic District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the intersection of the Rights-of-Way of Seven Points Circle (50 foot Rights-of-Way), as shown on the final plat of Section 2B, The Meadows of Seven Points as recorded in instrument number 20050727 0087624, R.O.D.C., TN;

Thence, with the Southerly line of said plat, South 80 DEGREES 09 MINUTES 59 SECONDS East, 374.99 feet to an old iron rod, being a common corner with Section 2, The Meadows of Seven Points as recorded in instrument number 20010726 0079443, R.O.D.C., TN;

Thence, North 08 DEGREES 49 MINUTES 28 SECONDS East, 59.99 feet to an old iron rod being the Southwest corner of Phase 5, Section 1, The Meadows of Seven Points as recorded in instrument number 20060522 0059944, R.O.D.C., TN;

Thence, South 81 DEGREES 57 MINUTES 27 SECONDS East, 422.29 feet to an old iron rod, being the Northwest corner of the Bobby Tignor property as recorded in Book 5294, Page 155, R.O.D.C., TN;

Thence, South 05 DEGREES 16 MINUTES 49 SECONDS West, 347.99 feet to an old iron rod, the Northwest corner of the Robert P. Salimbene property as recorded in Instrument Number 200511220141088, R.O.D.C., TN;

Thence, South 05 DEGREES 41 MINUTES 01 SECONDS West, 146.73 feet to a new iron rod set in the fence line, being the Northwest corner to Pamela L. Cox as recorded in Instrument Number 200603170030848, R.O.D.C., TN;

Thence, South 08 DEGREES 17 MINUTES 47 SECONDS West, 145.93 feet to a new iron rod set in a fence line, being the Northwest corner to Joshua Baber as recorded in Instrument Number 200010120101467, R.O.D.C., TN;

Thence, South 06 DEGREES 36 MINUTES 35 SECONDS West, 137.60 feet to an old iron rod, being the Northwest corner to Kenneth Pritchett as recorded in Book 4373, Page 708, R.O.D.C., TN;

Thence, with said Pritchett's West line, South 07 DEGREES 51 MINUTES 32 SECONDS West, 62.00 feet to a new iron rod set in a fence line;

Thence, South 18 DEGREES 43 MINUTES 24 SECONDS West, 80.00 feet to an old iron rod, being the Northwest corner to Henry C. Harkleroad Jr. as recorded in Book 4821, Page 8, R.O.D.C, TN;

Thence, South 19 DEGREES 17 MINUTES 46 SECONDS West, 72.12 feet to a new iron rod, being the Northeast corner to W.P. Hay as recorded in Book 4189, Page 204, R.O.D.C., TN;

Thence, with a fence as it meanders, North 83 DEGREES 00 MINUTES 03 SECONDS West, 570.18 feet to an old iron rod, said point being the Northeast corner to a 12 foot strip of land conveyed to Doris Pardue as recorded in Book 11754, Page 919, R.O.D.C., TN;

Thence, North 82 DEGREES 50 MINUTES 25 SECONDS West, 399.82 feet to an old iron rod, being the Northeast corner to James and Donna Jones, as recorded in Instrument Number 200605010049768, R.O.D.C., TN;

Thence, North 83 DEGREES 12 MINUTES 35 SECONDS West, 69.15 feet to the Southeast corner to Lot 2 of the John C. Fisher Property final Plat as recorded in Book 5060, Page 60, R.O.D.C., TN;

Thence, North 82 DEGREES 53 MINUTES 16 SECONDS West, 211.19 feet to an old iron rod at an 8" Hickory being the Southwest corner to Lot 1 of the aforementioned Plat of the John C. Fisher Property, passing the Southeast corner of said Lot at 74.64 feet, said point also being South 82 DEGREES 29 MINUTES 52 SECONDS East, 303.68 feet from a found concrete monument in the East Margin of Smotherman Lane, the Northeast corner to Robert Lee as recorded in Book 6424, Page 562, R.O.D.C., TN.

Thence, along the Eastern Boundary of said Lot 1 and the property conveyed to David Knowles as recorded in Instrument Number 20060503 0051233, R.O.D.C., TN, North 10 DEGREES 10 MINUTES 04 SECONDS East, 429.97 feet to an old iron rod at a fence corner;

Thence, North 83 DEGREES 00 MINUTES 29 SECONDS West, 333.50 feet to a new iron rod in the West margin said Smotherman Lane in an old fence line passing an old iron rod at 294.66 feet at a fence corner, a point in common with Fred W. Hix as recorded in Book 5266, Page 126, R.O.D.C., TN;

Thence, said Hix line generally with a fence, North 10 DEGREES 19 MINUTES 21 SECONDS East, 353.29 feet to a new iron rod in a fence line;

Thence, North 11 DEGREES 51 MINUTES 39 SECONDS East, 186.56 feet to an old iron rod, being the Southeast corner to Kenneth Carter, as recorded in Instrument Number 20040603 0065153 R.O.D.C., TN; Thence, North 13 DEGREES 00 MINUTES 06 SECONDS East, 33.15 feet to a new iron Rod being the Southwest corner to the Rodney Lyonhurst property as recorded in Book 11607, Page 664, R.O.D.C., TN;

Thence, South 76 DEGREES 32 MINUTES 59 SECONDS East, 162.30 feet to the Southwest corner of Section 2, The Meadows of Seven Points as recorded in Instrument Number 20010726 0079443, R.O.D.C., TN;

Thence, South 80 DEGREES 09 MINUTES 59 SECONDS East, 582.20 feet which is the point of beginning.

Included in the above description but expressly excluded from the conveyance is Lots 1 and 2 on the Plan of the John C. Fisher Property of record in Plat Book 5060, Page 60, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The John C. Fisher Trust, Iris P. Fisher, Trustee, by Quitclaim Deed from Iris P. Fisher, Trustee of The John C. Fisher and Iris P. Fisher Joint Revocable Living Trust, of record in Instrument 20030828-0125105, said Register's Office, dated March 13, 2003, and re-recorded in Instrument 20040615-0070604, said Register's Office. See also deed of record in Book 10694, Page 186 and Book 2965, Page 588, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( X )

This is Improved ( ) property, known as 2237 Seven Points Circle, Hermitage, TN 37076

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 29th day of December, 2015.

The John C. Fisher Trust U/A/D May 27, 2000
By:

Jacqueline F. Calvert, Co-Trustee

David A. Fisher, Co-Trustee

Paul D. Fisher, Co-Trustee

Cecelia G. Fisher, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David A. Fisher and Paul D. Fisher, Co-Trustees of the John C. Fisher Trust U/A/D May 27, 2000, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of December, 2015.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacqueline F. Calvert, Co-Trustee of the John C. Fisher Trust U/A/D May 27, 2000, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of December, 2015.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cecelia G. Fisher, Co-Trustee of the John C. Fisher Trust U/A/D May 27, 2000, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of December, 2015.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.