BILL GARRETT, Davidson County
Trans:T20160015525 DEEDWARR
Recvd: 02/25/16 10:50 3 pgs
Fees:18.00 Taxes:1193.41
20160225-0017991

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
March Egerton P.O. Box 160730 Nashville, TN 37216	New Owner	Map and Parcels 06100005300 07201001500
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.		15244 26b

WARRANTY DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Southern Land Acquisitions Inc., a Nevada Corporation as Trustee (hereinafter referred to as "Grantor"), has bargained and sold and by these presents do hereby sell, bargain, and convey and convey to March Egerton (hereafter referred to as the "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Tract I:
Beginning at a planted stone, the southwest corner of this tract herein described and on the east property line of Shepardwood, Section II, as of record in Book 4460, Page 66, Register's Office for Davidson County, Tennessee; thence, with the east line of said subdivision North 1° 30' East, 1500 feet to a point, thence, North 4° 00' East, 1203.00 feet to a point; thence, North 28° 18' East, 74.50 feet to a point; thence, North 36° 28' West, 46.54 feet to a point; thence, North 4° 00' East, 396.00 feet more or less to a point, the northwest corner of this tract; thence, South 82° 45' East, 107.00 feet to a point, the northeast corner of this tract and on the right of way line of the proposed Ellington Parkway; thence, with the west lines of said proposed Parkway seven (7) calls and distances as follows: South 7° 00' East. 622.47 feet to a point, South 2°.08' East, 169.00 feet to a point, South 9° 55' West, 1000.00 feet to a point, South 01° 23' West 202.24 feet to a point, South 12° 47' East 300.37 feet to a point, South 9° 55' West 496.23 feet to a point, South 29° 37' East, 62.82 feet to a point, in the southeast corner of this tract; thence, North 82° 18' West, 230 feet more or less to the point of beginning and containing by estimation 13.51 acres more or less.

Tract II:
Land in Davidson County, Tennessee, being designated as Reserve Parcel "C" on the plan of Section I, Shepardwood Subdivision, of record in Book 4175, Pages 82 and 83. Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Southern Land Acquisitions, Inc., a Nevada Corporation as Trustee by Warranty Deed from Oakwood Park Development, LLC, a Tennessee limited liability company of record in Instrument 20151209-0123825, Register's Office for Davidson County, Tennessee.

This is unimproved real property commonly known as 2634 Bethwood Drive and Allenwood Drive, Nashville, Tennessee 37207.

This conveyance is subject to the following:

1. Taxes for the years after 2016 for Davidson County, Tennessee, which are not yet due and payable.

2. All matters as shown on plat of record in Book 7175, page 82 and 83, said Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 4154, page 10, Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $322,543.72.
(
(
(
(Subscribed and sworn to before me
(this 12th day of July, 2016.
(
(
(
(My Commission Expires: 1-6-19
(

Affiant

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of an undivided interest in said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, it's successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 12th day of February, 2016.

SOUTHERN LAND ACQUISITIONS, INC.
A NEVADA CORPORATION AS TRUSTEE

By:_____
Robert J. Notestine III, President

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Robert J. Notestine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be President for Southern Land Acquisitions, Inc., a Nevada Corporation and as such President acknowledged that he is authorized to execute the foregoing instrument on behalf of the corporation, the within named bargainor, and that she as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by hi,self as President.

WITNESS my hand and official seal at Nashville, Tennessee this 12th day of February, 2016.

_____
Notary Public

My Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC