BILL GARRETT, Davidson County
Trans:T20160024110 DEEDWARR
Recvd: 03/24/16 14:32 2 pgs
Fees:13.00 Taxes:2590.00

20160324-0028080

WARRANTY DEED

JILL CONNORS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2018

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 6-21-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
8131 Old Harding Pike, LLC c/o Wilma Anderson	Katherine L. Riley	168-00-0-092.00
(NAME) c/o Wilma Anderson	(NAME) 604 Hampton Court	
(ADDRESS) Monroe, Wisconsin 53566	(ADDRESS) Franklin, TN 37069	
(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, Holy Trinity Montessori, Inc. HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **8131 Old Harding Pike, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 35th Councilmanic District of Nashville, Davidson County, Tennessee, being the same property conveyed in Instrument No. 20080624-0065042, Register's Office for said County and more particularly described as follows:

Beginning at the Southwest intersection of Highway 100 and Old Harding Pike or Old Highway 100;
thence along said Old Harding Pike S 82 degrees 07' 57" E, 116.96 feet;
thence along a curve to the left, having a radius of 1142.85 feet, a distance of 349.04 feet;
thence N 80 degrees 22' 06" E, 45.22 feet to the west line of Ahmed Sankari, recorded in Instrument No. 20070703-0079482, R.O.D.C.;
thence leaving said Old Harding Pike, passing an iron pin at 16.07 feet, a total distance of 118.80 feet;
thence N 80 degrees 41' 59" E, 87.24 feet to an iron pin;
thence S 80 degrees 15' 50" E, 5.44 feet to the west line of Stephen Johnston, of record in Book 7134, Page 337, R.O.D.C.;
thence with said Johnston S 3 degrees 59' 49" W, 1365.20 feet to a 12" maple tree;
thence N 84 degrees 40' 15" W, 114.55 feet to a 24" ash tree, the northeast corner of Billie J. Waters, recorded in Instrument No. 20010406-0033747, R.O.D.C.;
thence with said Water S 9 degrees 55' 40" W, 312.67 feet to an iron pin at the southeast corner of Anthony Howell, of record in Instrument No. 20111222-0100217, R.O.D.C.;
thence with said Howell N 86 degrees 39' 52" W, 232.21 feet to an iron pin;
thence S 69 degrees 27' 35" W, 84.49 feet to an iron pin;
thence S 53 degrees 27' 15" W, 48.99 feet to an iron pin;
thence S 44 degrees 45' 42" W, 44.83 feet to an iron pin;
thence S 49 degrees 08' 30" W, 256.95 feet to an iron pin at the southeasterly corner of Johnny Howell, recorded in Instrument No. 20021030-0132774, R.O.D.C.;
thence with said Johnny Howell N 81 degrees 54' 59" W, 435.96 feet;
thence N 00 degrees 44' 20" E, 148.93 feet to an iron bolt at the southwest corner of Marshall Reeder, of record in Instrument No. 20061205-0149912, R.O.D.C.;
thence with said Reeder N 73 degrees 54' 28" E, 378.92 feet to an iron pipe;
thence N 22 degrees 29' 43" W, 419.52 feet to an iron pin;
thence N 8 degrees 48' 12" E, 507.41 feet to an iron pipe at the southeast corner of like Hanloser, recorded in Instrument No. 20060731-0092026, R.O.D.C.;
thence with said Hanloser N 9 degrees 01' 07" E, 784.26 feet to an iron pipe in the south right of way of highway 100;
thence along said right of way N 80 degrees 26' 37" E, 252.89 feet to the point of beginning and containing 38.36 acres, more or less, according to ALTA survey dated January 16, 2015, prepared by Patrick S. Coode, TN RLS No. 855, Patrick Coode and Company, LLC, 144 Spring Valley Road, Nashville, TN 37214.

Being the same property conveyed to Holy Trinity Montessori, Inc., a Tennessee corporation by Warranty Deed dated 02/15/2015 from K & S Hotel Properties, LLC, a Tennessee limited liability company, filed for record 02/20/2015 in Instrument No. 20150220-0014667, Register's Office for Davidson County, Tennessee.

NOTE: Per Metro Public Works the address of above referenced property is now 8131 Old Harding Pike, Nashville, TN 37221

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 8131 Old Harding Pike, Nashville, TN 37221
(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 23rd day of March, 2016.

Katherine L Riley
Holy Trinity Montessori, Inc.

By: Katherine L. Riley
Its: Head of School

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Katherine L. Riley with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Head of School for Holy Trinity Montessori, Inc., the within named bargainor, a corporation, and that she as such Head of School executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Katherine L. Riley as such Head of School.

WITNESS my hand and seal this 23rd day of March, 2016.

Ernest D Bennett
Notary Public
My Commission Expires: 7/8/19

