BOX 10-B

BILL GARRETT, Davidson County
Trans:T20160041844 DEEDWARR
Recvd: 05/18/16 14:46 2 pgs
Fees:13.00 Taxes:4810.00
20160518-0049805

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18TH DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VANDY ACKLEN PARK LLC	**SAME**	**104-05-0-065.00**
(NAME) **343 PASSAGE LANE**	(NAME)	
(ADDRESS) **FRANKLIN, TN 37064**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, OSCAR RANDOLPH BATSON, JR., UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VANDY ACKLEN PARK LLC, A FLORIDA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land in the 24th Councilmanic District of Davidson County, Tennessee and located on the north margin of Murphy Road and the west margin of Acklen Park Drive, and being Parcel 65 on Map 104-05, as evidenced in Deed Book 11381, page 544, as recorded in the Register's Office for Davidson County, Tennessee (RODCT) and being more particularly described as follows:

BEGINNING at an iron pin located at the intersection of the north margin of Murphy Road and the west margin of Acklen Park Drive, said iron pin being the southeast corner of the herein described tract, thence;

Along the north margin of Murphy Road and the south line of the herein described tract North 79 deg. 59 min. 21 sec. West a distance of 200.00 feet to an iron pin in the east line of CSX Railroad, said iron pin being the southwest corner of the herein described tract and the beginning of a curve to the left, thence;

Leaving the north margin of Murphy Road and along the west line of the herein described tract and the east line of CSX Railroad and with said curve to the left (said curve having a radius of 1925.59 feet, a delta angle of 17 deg. 22 min. 36 sec., a chord bearing of North 49 deg. 39 min. 55 sec. East a chord length of 581.76 feet), an arc length of 584.00 feet to an iron pin, said iron pin being the northwest corner of the herein described tract and the southwest corner of Wallace as evidenced in Deed Book 2153, page 24, RODC, thence;

Leaving said pin and along the north line of the herein described tract and the south line of Wallace South 46 deg. 01 min. 39 sec. East, a distance of 88.70 feet to an iron pin in the west margin of Acklen Park Drive, said iron pin being the northeast corner of the property herein described and said iron pin being the southeast corner of Wallace, thence;

Along the west margin of Acklen Park Drive and the east line of the herein described tract South 41 deg. 35 min. 08 sec. West a distance of 467.57 feet to an iron pin, the beginning, containing 1.306 acres, more or less, according to a survey by Jesse E. Walker, RLS, PE, dated June 26, 1995, revised May 8, 2002, Job No. 95150.

Being the same property conveyed to Oscar Randolph Batson, Jr., unmarried by deed from Condra Properties, LLC, of record in Instrument No. 20020513-0058373, dated May 10, 2002, and further conveyed by quitclaim deed of record in Instrument No. 20020513-0058374, dated May 10, 2002, said Register's Office.

This conveyance is subject to Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20141120-0106977, said Register's Office and Easement granted to U.S. Sprint Communications Company by Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument No. 20140114-0003778, said Register's Office.

Unimproved (X)
This is improved( ) property, known as **0 MURPHY ROAD, NASHVILLE, TN 37205**
(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 hand this 18th day of May, 2016.

OSCAR RANDOLPH BATSON, JR.

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 **OSCAR RANDOLPH BATSON, JR.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of May, 2016.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public