WARRANTY DEED

JOSEPH A. BELL V
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPT. 10, 2018

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
East End Developers, LLC	SAME	06000005400
(NAME)	(NAME)	
118 3rd Ave S.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Helen Ray Thomas, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO East End Developers, LLC, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:

LAND IN THE 12TH, FORMERLY 17TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF THE TRACT OF LAND KNOWN AS MAPLEWOOD, AND BEING PART OF LOT NO. 4 ON THE PLAN OF WILLIAMS PHILLIPS' LAND, AS OF RECORD IN BOOK 57, PAGE 21, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE DECEMBER 20, 1922, BY ERLE DRAKE, COUNTY SURVEYOR, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF A ROAD LEADING FROM THE DICKERSON TURNPIKE TO THE GALLATIN TURNPIKE, KNOWN AS BEN ALLEN ROAD, OR LANE, AT THE NORTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO C.A. SOWELL AND WIFE, BY DEED FROM ALEX PERRY AND WIFE, OF RECORD IN BOOK 613, PAGE 107, SAID REGISTER'S OFFICE, BEING THE NORTHWEST CORNER OF THE LANDS BELONGING TO D.H. THOMPSON; THENCE, WITH THE LINE BETWEEN SAID TRACT OF LAND SOUTH 5° WEST 1330 FEET TO A ROCK; THENCE NORTH 87° WEST 788 FEET TO A ROCK; THENCE NORTH 5° EAST 202 FEET TO A ROCK; THENCE SOUTH 87° EAST 453 FEET TO A STAKE; THENCE NORTH 5° EAST 1034 FEET TO THE CENTER OF THE BEN ALLEN ROAD; THENCE WITH THE CENTER OF THE SAME NORTH 69 1/2 EAST 264 FEET, NORTH 88 1/2° EAST 82 FEET TO THE POINT OF BEGINNING, CONTAINING 12 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO HELEN RAY THOMAS, A MARRIED WOMAN, BY QUITCLAIM DEED FROM THOMAS & ASSOCIATES, INC., A TENNESSEE CORPORATION, DATED SEPTEMBER 8, 2010, OF RECORD IN INSTRUMENT NUMBER 20100908-0071577, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS UNIMPROVED PROPERTY KNOWN AS 224 BEN ALLEN RD., NASHVILLE, TENNESSEE. 37207.

TRACT 2:

LAND IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING "PART OF THE MAPLEWOOD LAND", BEING SOUTH OF THE ROAD LEADING THROUGH THE MAPLEWOOD LAND FROM THE DICKERSON PIKE TO THE GALLATIN PIKE, KNOWN AS THE BEN ALLEN ROAD.

BEGINNING AT THE NORTHWEST CORNER OF A TRACT OF LAND DEEDED BY D.H. THOMPSON AND WIFE, BEULAH B. THOMPSON TO MILDRED THOMPSON HILL, BY DEED DATED SEPTEMBER 24, 1955, RECORDED IN BOOK 2452, PAGE 507, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, AT A POINT IN THE CENTER OF BEN ALLEN ROAD, THENCE RUNNING n 88 1/2° EAST 150 FEET, WITH THE CENTER OF BEN ALLEN ROAD TO A POINT; THENCE S 5° W 225 FEET TO A POINT; THENCE SOUTH 88 1/2 WEST 150 FEET TO A POINT IN THE WESTERN BOUNDARY OF D.H. THOMPSON AND WIFE, BEULAH B. THOMPSON, LAND, OF WHICH THIS IS A PART; THENCE WITH THIS BOUNDARY N 5° E 225 FEET TO THE CENTER OF BEN ALLEN ROAD, BEING THE BEGINNING.

Davidson County DEEDWARR
Recvd: 10/06/16 14:04 4 pgs
Fees:23.00 Taxes:1387.50
20161006-0105912

BEIN THE SAME PROPERTY CONVEYED TO HELEN RAY THOMAS BY QUITCLAIM DEED FROM THOMAS AND ASSOCIATES, INC., DATED SEPTEMBER 8, 2010, OF RECORD IN INSTRUMENT NO. 201009080071577, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS UNIMPROVED PROPERTY KNOWN AS 236 BEN ALLEN RD., NASHVILLE, TENNESSEE 37207.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:		224 and 236 Ben Allen Rd. Nashville TN 37207				
Improved	property, known as					
		(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 09/30/16.

Helen Ray Thomas
by _____
Attorney in Fact

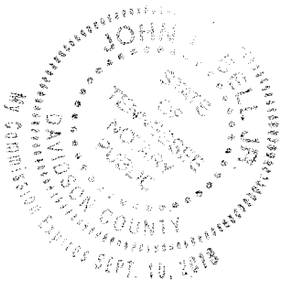
Helen Ray Thomas by George Thomas Attorney in Fact

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, George Thomas, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Power of Attorney for Helen Thomas, the within named bargainor, and he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Helen Thomas by himself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of Sept, 2016.

Notary Public
Commission Expires:



My

True Copy Certification

I, Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a ~~true~~ and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, JohnBell Jr, a notary public for this county and state, Dellana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires

Notary Seal (if on paper)

JOHN A. BELL JR. DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018