WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160090818 DEEDWARR
Recvd: 10/14/16 11:34 3 pgs
Fees:18.00 Taxes:1394.28
20161014-0108908

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $376,833.33

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
International Swaminarayan Satsang Organisation Corporation	International Swaminarayan Satsang Organisation Corporation	Map 147-12/Parcel 43
(NAME)	(NAME)	Map 147-12/Parcel 42
607 Joyce Ave.	607 Joyce Ave.	
(ADDRESS)	(ADDRESS)	
Lewisburg, TN 37091	Lewisburg, TN 37091	
(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, I, **Thomas W. Neel Jr.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **International Swaminarayan Satsang Organisation Corporation,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 355 Haywood Lane, Nashville, TN 37211 (as to Tract 1)
4810 Raywood Lane, Nashville, TN 37211 (as to Tract 2)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; Easement for water lines of record in Book 2035, page 488 and Book 2272, page 96; Restrictions of record in Book 1815, page 32; all of record in the Register's Office for Davidson County, Tennessee.

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 11th day of October, 2016.

Thomas W. Neel Jr.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Thomas W. Neel Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 11th day of October, 2016.

Notary Public
My Commission Expires: _____

File No.: 23265



EXHIBIT "A"
LEGAL DESCRIPTION

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 22 on the unrecorded plan of H. E. Bernal's "Haywood Heights" Subdivision and described according to survey made by Geo. W. Watkins, Surveyor, in April 1950, as follows:

BEGINNING at a point in the center of Haywood Lane at the corner of Lots 21 and 22; thence with the line between said Lots, South 3 degrees 30' East 1024.8 feet to a point; thence North 89 degrees West 140 feet to the corner of Lots 22 and 23; thence with the line between said lots, North 3 degrees 50' West 1035.0 feet to the center of Haywood Lane; thence with the center line of the same, easterly 150 feet to the beginning, containing 3.40 acres.

BEING a portion of the property conveyed to Thomas W. Neel, Jr. by Special Warranty Deed from Patricia N. Fort and Barbara N. Robinson, dated April 14, 2011, of record in Instrument No. 20110415-0029459, Register's Office for Davidson County, Tennessee.

Tract 2:
Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 23 on the unrecorded plan of H. E. Bernal's Haywood Heights Subdivision, and described according to a survey made by George W. Watkins, Surveyor, in April, 1950, as follows:

BEGINNING at a point in the center of Haywood Lane at the corner of Lots 22 and 23; thence with the line between said lots South 3 degrees 50' East 1035 feet to a point; thence North 89 degrees West 140 feet to the corner of Lots Nos. 23 and 24; thence with the line between said lots North 4 degrees 10' West 1045.2 feet to the center of Haywood Lane; thence with the center of said Haywood Lane, easterly 150 feet to the beginning, containing 3.43 acres.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance are the following two tracts of land:

Tract 1:
Lane in the 5th Civil District of Davidson County, Tennessee, being part of Lot No. 23 on the unrecorded plan of H. E. Bernal's Haywood Heights Subdivision, and described according to a survey made by George W. Watkins, Surveyor, dated March 19, 1958, as follows:

BEGINNING at a point in the center line of Haywood Lane at the corner of Lots 22 and 23; thence southerly with the line between said lots a distance of 325.4 feet to a point; thence across the back of said lot a distance of 147.2 feet to a point; thence in a northerly direction a distance of 325.4 feet to the center of Haywood Lane; thence easterly along the center of Haywood Lane; a distance of 150 feet to the point of origin.

Being the same property conveyed to William C. Layne and wife, Marie J. Layne, by deed from Ranzy W. Peay and wife, Hazel G. Peay, of record in Book 2743, page 385, Register's Office for Davidson County, Tennessee.

Tract 2:
Land in the 5th Civil District of Davidson County, Tennessee, being part of H. E. Bernal's Subdivision of part of Lot No. 23, Haywood Heights Subdivision, not of record, described as follows:

BEGINNING at a point in the easterly line of Lot No. 23, South 3 degrees 50' East 300 feet from the southerly margin of Haywood Lane; thence South 3 degrees 50' East 110 feet to an iron pin; thence South 89 degrees 49' West 144.21 feet to an iron pin; thence North 4 degrees 10' West 125.63 feet to an iron pin; thence South 84 degrees 09' East 147.2 feet to an iron pin at the point of beginning.

Being the same property conveyed to Joseph H. Mangrum, et ux, by deed from Ranzy W. Peay and wife, Hazel G. Peay, of record in Book 3067, page 383, Register's Office for Davidson County, Tennessee.

BEING a portion of the property conveyed to Thomas W. Neel, Jr. by Special Warranty Deed from Patricia N. Fort and Barbara N. Robinson, dated April 14, 2011, of record in Instrument No. 20110415-0029459, Register's Office for Davidson County, Tennessee.