WARRANTY DEED

Bill Garrett Davidson County
Batch# 134257 DEEDWARR
08/28/2018 03:21:30 PM 4 pgs
Fees: $23.00 Taxes: $2,638.84
20180828-0085359

MICHELLE LEE PEPPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $713,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .24th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: May 22, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

267173 Stewart Title Company Tennessee Division, ,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Franklin Pike Holding LLC	New Owner	14614000300
(NAME)	(NAME)	
5107 Franklin Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Bill D. Saunders and Linda Saunders,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Franklin Pike Holding LLC, a Nevada limited liability company,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 1 on the Plan of Forest Acres Subdivision, Section 1, of record in Plat Book 1130, Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Beginning at a point in the northerly margin of Forest Acres Drive, said point being the common corner of Lots Nos. 1 and 2 on said plan; thence easterly along the north margin of said Drive, 367.78 feet to a point which is the beginning of a curve with a radius of 20 feet; thence along said curve 31.94 feet to a point in the westerly margin of Franklin Pike; thence continuing along the westerly margin of said Pike, North 204.46 feet to a point; thence westerly 388.32 feet to a point; thence southerly 225 feet to the point of beginning.

Being the same property conveyed to Marjorie Goodrich Gleaves by Warranty Deed from Sophia Sims Lance, dated September 27, 1956 and recorded September 28, 1956 of record in Book 2595, Page 599, Register's Office for Davidson County, Tennessee.

The said Marjorie Goodrich Gleaves having since died and devised said property to Marion Hoobler Stone and Randall Stanley Stone, under her Will of record in Will Book 85, Page 92, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Bill D. Saunders and wife Linda Saunders by Order Confirming Sale of record in Book 5533, Page 774, Register's Office for Davidson County, Tennessee.

This conveanyce is subject to:
All matters shown on the plat of record in Plat Book 1130, Page 104, in the Register's Office for

Davidson County, Tennessee.
Covenants, conditions, restrictions and easements, if any, recorded as Book 1540, Page 426, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement recorded in Book 5282, Page 163 and Book 7650, Page 652 in the Register's Office of Davidson County, Tennessee.
Certificate of Limited Partnership of Saunders Family Limited Partnership of record in Instrument No. 200007240072790, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5107 Franklin Pike, Nashville, TN 37220
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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/our hands this 24th day of August, 2018.

Bill D. Saunders

Linda A. Saunders - by Bill D Saunders
Linda Saunders by Bill D. Saunders, her Attorney-in-Fact
Attorney-in-Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bill D. Saunders the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of August, 2018.

Michelle Pepper
Notary Public:
My Commission Expires: May 22, 2019

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Bill D. Saunders** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Linda Saunders** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Linda Saunders** and is authorized by **Linda Saunders** to execute this instrument on her behalf.

This the 24th day of August, 2018.

Notary Public

My commission expires:

May 22, 2019

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

201808280085359

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEAL

Notary Public

My Commission Expires: 9/14/2018

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