Karen Johnson Davidson County
Batch# 257241 DEEDWARR
07/15/2019 04:12:34 PM 4 pgs
Fees: $23.00 Taxes: $4,938.76
20190715-0069136

FROM: Margaret Jenkins Lanius

TO: Franklin Road Academy, Inc.

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Franklin Road Academy, Inc. 4700 Franklin Pike Nashville, Tennessee 37220	(Same)	Map 132-15, Parcels 54 and 55

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,334,800.00.

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2019.

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Comm. Expires: 3/7/23

GENERAL 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 and sufficiency of which are hereby acknowledged, Margaret Jenkins Lanius, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Franklin Road Academy, Inc., a Tennessee nonprofit corporation, hereinafter called "GRANTEE", its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract No. I:
Land in the 6th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the property of John Overton, deceased, known as "Traveler's Rest" of record in Book 421, page 160, Register's Office for said County, further described as Lot No. 1 on the plan of the Resubdivision of Robert Lanius Property, not of record, prepared by Donald W. Fortner, Engineer, dated June 6, 1977, as follows:

Beginning at a point in the easterly margin of the Franklin-Nashville Inter-Urban 157.10 feet N of James E. Caldwell's NW boundary; thence, leaving said right-of-way N 86° 51' E. 542.69 feet; thence, N 2° 25' W 123.02 feet to a point in the SW margin of Harding Place; thence, along the margin of Harding Place 110.00 feet to a concrete monument; thence, S 86° 48' W 430 feet to a point in the easterly margin of the Inter-Urban, said point being 41.12 feet from the margin of Franklin Pike; thence with the Inter-Urban boundary S 1° 57' W 171.00 feet to the point of beginning, containing 2.01 acres, more or less.

Being the same property conveyed to Margaret Jenkins Lanius, by deed from William Robert Lanius And Wife, Margaret Jenkins Lanius, of record in Book 5258, page 513, said Register's Office.

INCLUDED IN THE ABOVE DESCRIBED TRACT, BUT EXCLUDED THEREFROM is that portion thereof described in the deed of record as Instrument No. 20161013-0108537, said Register's Office, described as follows:

Beginning at a point on the existing eat margin of State Route 6, said point being 32.65 feet right of proposed centerline station 101+53.14; thence with said margin N 5° 53' 18" W 170.98 feet to a point being 32.35 feet right of proposed centerline station 103+24.12; thence with the existing south margin of State Route 255 S 88°44' 13" W 15.46 feet; thence with the proposed right of way as follows: 1) S 8°52'23" W 16.18 feet, 2) S 9°25' 19" W 79.91 feet, 3) S 12°49' 52" W 76.84 feet to a point being 33.00 feet right of proposed centerline station 101+53.17; thence with the north boundary of the Franklin Road Academy, Inc. property (Tract 1) N 88° 43' 54" W 0.36 feet to the point of beginning, containing 1,580 square feet.

Tract No. II:
Land in the 6th Civil District of Davidson County, Tennessee, being part of Lot. No. 1 on the Plan of the property of John Overton, deceased, known as "Traveler's Rest' of record in Book 421, page 160, Register's Office for said County, further described as Lot No. 3 on the plan of the Resubdivision of Robert Lanius Property, not of record, prepared by Donald W. Fortner, Engineer, dated June 6, 1977 as follows:

Beginning at an iron pin marking the SW corner of Lot No. 3 and the SE corner of Lot No. 2 on said unrecorded Plan; thence, N 87° 30' E 242.65 feet to a concrete monument; thence N 2° 09' E 122.86 feet to a concrete monument in the southerly margin of Battery Lane; thence northwesterly with a horizontal curve 65.41 feet; thence, S 29° 15' W 19.40 feet; thence, northwesterly with a horizontal curve in the margin of Battery Lane 240.00 feet; thence leaving Battery Lane S 2° 25' E

123.02 feet; thence, S 3° 23' E 162.80 feet to the point of beginning, containing 1.16 acres, more or less.

Being the same property conveyed to Margaret Jenkins Lanius, by deed from William Robert Lanius and wife, Margaret Jenkins Lanius, of record in Book 5325, page 189, said Register's Office.

The above described property is not the usual place of residence of the Grantor.

Said property is transferred subject to the following:

1. 2019 Metropolitan Davidson County Taxes, which have been prorated.

2. Matters shown on the Plan of record in Book 421, Page 160, said Register's Office. (Tracts I and II)

3. Sanitary Sewer Easement of record in Book 7624, Page 909, said Register's Office. (Tract I)

4. Easement Agreement of record as Instrument No. 20001110-0111833, said Register's Office. (Tract I)

5. Agreement by and between Franklin Road Academy, Inc. and Margaret Lanius, of record as Instrument No. 20071102-0129493, said Register's Office. (Tracts I and II)

6. Easement(s) of record in Instrument No. 20161013-0108537, said Register's Office. (Tract I)

This is improved property located at 4600 Franklin Pike and Harding Place, Nashville, Tennessee 37220.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 15 day of July, 2019.

Margaret Jenkins Lanius

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 Margaret Jenkins Lanius, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15th day of July, 2019.

NOTARY PUBLIC

My Commission Expires: 3/7/23

