NEW OWNER:
HOLY TRINITY MONTESSORY, INC.
8131 Old Harding Pike
Nashville, TN 37221

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILENO: 19-1619

SEND TAX BILLS TO:
NEW OWNER

PARCEL NO. 168-00-0-092.00

Karen Johnson Davidson County
Batch# 322878 **DEEDWARR**
12/02/2019 10:29:38 AM 4 pgs
Fees: $23.00 Taxes: $2,701.00



20191202-0123378

D E E D

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED THIRTY THOUSAND and 00/100 DOLLARS ($730,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **8131 OLD HARDING PIKE, LLC,** a Tennessee limited liability company ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **HOLY TRINITY MONTESSORI, INC.,** a Tennessee nonprofit corporation ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in the 35th Councilmanic District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION AND SOURCE OF TITLE

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY, with an address of 8131 Old Harding Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record, including all items set forth in Exhibit "B".

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be assumed and paid by.

WITNESS OUR SIGNATURES hereto this 22nd day of November, 2019.

8131 OLD HARDING PIKE, LLC
A Tennessee limited liability company

By: Wilma Anderson
WILMA ANDERSON, Authorized Agent

STATE OF WI

COUNTY OF Green

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **WILMA ANDERSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is **Authorized Agent** of **8131 OLD HARDING PIKE, LLC**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 22nd day of November, 2019.

Karen Dimmitt
NOTARY PUBLIC

My commission expires: 2/14/22

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The actual consideration or value, whichever is greater, for this transfer is $ 730,000.00 .

Julia Dyer
AFFIANT

Sworn to and subscribed to before me this the 27th day of November, 2019.

NOTARY PUBLIC

My commission expires: 10/30/23

GRANT T. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 35th Councilmanic District of Nashville, Davidson County, Tennessee, being the same property conveyed in Instrument No. 20080624-0065042, Register's Office for said County and more particularly described as follows:

Beginning at the Southwest intersection of Highway 100 and Old Harding Pike or Old Highway 100; thence along said Old Harding Pike S 82 degrees 07' 57" E, 116.96 feet; thence along a curve to the left, having a radius of 1142.85 feet, a distance of 349.04 feet; thence N 80 degrees 22' 06" E, 45.22 feet to the west line of Ahmed Sankari, recorded in Instrument No. 20070703-0079482, R.O.D.C.; thence leaving said Old Harding Pike, passing an iron pin at 16.07 feet, a total distance of 118.80 feet; thence N 80 degrees 41' 59" E, 87.24 feet to an iron pin; thence S 80 degrees 15' 50" E, 5.44 feet to the west line of Stephen Johnston, of record in Book 7134, Page 337, R.O.D.C.; thence with said Johnston S 3 degrees 59' 49" W, 1365.20 feet to a 12" maple tree; thence N 84 degrees 40' 15" W, 114.55 feet to a 24" ash tree, the northeast corner of Billie J. Waters, recorded in Instrument No. 20010406-0033747, R.O.D.C.; thence with said Water S 9 degrees 55' 40" W, 312.67 feet to an iron pin at the southeast corner of Anthony Howell, of record in Instrument No. 20111222-0100217, R.O.D.C.; thence with said Howell N 86 degrees 39' 52" W, 232.21 feet to an iron pin; thence S 69 degrees 27' 35" W, 84.49 feet to an iron pin; thence S 53 degrees 27' 15" W, 48.99 feet to an iron pin; thence S 44 degrees 45' 42" W, 44.83 feet to an iron pin; thence S 49 degrees 08' 30" W, 256.95 feet to an iron pin at the southeasterly corner of Johnny Howell, recorded in Instrument No. 20021030-0132774, R.O.D.C.; thence with said Johnny Howell N 81 degrees 54' 59" W, 435.96 feet; thence N 00 degrees 44' 20" E, 148.93 feet to an iron bolt at the southwest corner of Marshall Reeder, of record in Instrument No. 20061205-0149912, R.O.D.C.; thence with said Reeder N 73 degrees 54' 28" E, 378.92 feet to an iron pipe; thence N 22 degrees 29' 43" W, 419.52 feet to an iron pin; thence N 8 degrees 48' 12" E, 507.41 feet to an iron pipe at the southeast corner of like Hanloser, recorded in Instrument No. 20060731-0092026, R.O.D.C.; thence with said Hanloser N 9 degrees 01' 07" E, 784,26 feet to an iron pipe in the south right of way of highway 100; thence along said right of way N 80 degrees 26' 37" E, 252.89 feet to the point of beginning and containing 38.36 acres, more or less, according to ALTA survey dated January 16, 2015, prepared by Patrick S. Coode, TN RLS No. 855, Patrick Coode and Company, LLC, 144 Spring Valley Road, Nashville, TN 37214.

Being the same property conveyed to **8131 Old Harding Pike, LLC**, by Warranty Deed from Holy Trinity Montessori, Inc., dated March 23, 2016, and of record in Instrument Number 20160324-0028080, in the Register's Office for Davidson County, Tennessee, and a Scrivener's Affidavit of record in Instrument Number 20160516-0048650, said Register's Office.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. County Taxes for the year 2019 in the amount of $2,446.44, a lien due and payable, however, not delinquent until March 1, 2020.

2. Subject to Memorandum of Lease by and between 8131 Old Harding Pike, LLC and Holy Trinity Montessori, Inc. of record in Instrument Number 20160324-0028081 (to be terminated).

3. Subject to Declaration of Restrictions and Covenants for Stormwater Facilities and Systems in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument Number 20160418-0037223.

4. Subject to Agreement of Dedication of a Public Utilities Easement in favor of Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee of record in Instrument Number 20161115-0120213; Book 11744, Page 693.

5. Any and all matters according to ALTA survey dated January 16, 2015, prepared by Patrick S. Coode, TN RLS No. 855, Patrick Coode and Company, LLC, 144 Spring Valley Road, Nashville, TN 37214.