WARRANTY DEED

Karen Johnson Davidson County
Batch# 657715 DEEDWARR
06/16/2021 10:36:00 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50

20210616-0081214

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TANYA B. CHERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Springdale Development, LLC	Van Dunn	07002003700
(NAME)	(NAME)	
PO Box 121986		07002003800
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Eldon R. Spraker III,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Springdale Development, LLC, a Tennessee Limited Liability Company,** 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 2850 Buena Vista Pike, Nashville, TN 37218
2916 Stokes Lane, Nashville, TN 37218
(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 my/our hands this 14th day of June, 2021.

Eldon R. Spraker III

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I:

Tract I: Being the northerly part of Lot No. 15 on the Map of Sarah McIntosh's Subdivision of certain lots in the Old Daniel Young Tract, as of record in Book 332, page 71, Register's Office for said County, described according to a survey made by Watkins and Murray Surveyors, April 18, 1947, and revised March 20, 1948, as follows:

BEGINNING on a southerly margin of Stoker's Lane at the northeast corner of the property conveyed to Gladys Sears by deed from M. H. Webb and wife, of record in Book 3939, page 416, said Register's Office; thence southwardly and parallel with the easterly margin of the new Buena Vista Pike, 95 feet, more or less, to the northerly line of the property conveyed to Lee F. Copeland and wife, by deed from T.A. Seibert and wife, of record in Book 1590, page 73, said Register's Office; thence easterwardly, with Copeland's northerly line 98.8 feet, more or less, to the southwest corner of the property conveyed to Lola Overby by deed from James T. Sanford and wife, of record in Book 4186, page 714, said Register's Office; thence with Overby's westerly line, northwardly 100 feet, more or less, to the southerly margin of Stoker's Lane; thence with said Lane, westwardly 34 feet, more or less, to the beginning.

Tract II: Land in Davidson County, Tennessee, being part of Lot No. 13 of Sarah McIntosh's Subdivision of certain lots in the Old Daniel Young Tract of Land as of record in Book 332, page 71, said Register's Office, described as follows:

BEGINNING at a stake in the easterly margin of the New Buena Vista Highway 100 feet southerly from the southerly margin of Stokers Lane; thence North 77 degrees 40 minutes East 200 feet to the point of beginning of the herein described tract; thence with the east line of property conveyed to Dorothy W. Smith by deed from Marian Lasley of record in Book 5104, page 272, Register's Office Davidson County, Tennessee, southwardly 103 feet, more or less, to the southeast corner of Smith; thence North 77 degrees 40 minutes East 160 feet, more or less, to the southwest corner of property conveyed to Baxter Hyde, Jr. by deed from M.H. Webb and wife, Ida Nell Webb, of record in Book 5347, page 186, said Register's Office; thence with the west line of Hyde northwardly 107 feet, more or less, to a point, the northwest corner of Hyde; thence South 77 deg. 40' West 130 feet, more or less, to the point of beginning.

PARCEL II:
Tract I: Land in Davidson County, Tennessee, being part of the northerly part of Lot No. 15 on the Map of Sarah McIntosh's Subdivision of certain lots in the Old Daniel Young Tract, as of record in Book 332, page 71, Register's Office for said County, as described according to a survey made by Watkins and Murray, Surveyors, April 18, 1947, revised March 20, 1948, as follows:

BEGINNING at a point in the southerly margin of Stoker's Lane as widened, which is 150 feet east of the intersection of the said Stoker's Lane and the easterly margin of the New Buena Vista Pike, or Highway; thence eastwardly with the southerly margin of the said Stoker's Lane 50 feet; thence southwardly parallel with the easterly margin of the New Buena Vista Pike 95 feet, more or less, to the northerly line of the property conveyed to Lee F. Copeland and wife, by deed from T. A. Seibert and wife, as of record in Book 1590, page 73, Register's Office for said County; thence westwardly with Copeland's northerly line 50 feet; thence northwardly parallel to the easterly margin of the New Buena Vista Pike, 95 feet, more or less, to the point of beginning.

Tract II: Land in Davidson County, Tennessee being part of the northerly part of Lot No. 15 on the Map of Sarah McIntosh's Subdivision of certain lots in the Old Daniel Young Tract, as of record in Book 332, page 71, Register's Office for said County, described according to a survey made by Watkins and Murray, Surveyors, April 18, 1947, revised March 20, 1948, as follows:

State of Tennessee
County of Wilson

Personally appeared before me Eldon R. Spraker III, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of June, 2021.

Notary Public
My Commission Expires: 11-20-21

JUDY REED
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 2320

Being the same property conveyed to Eldon R. Spraker III by deed from Eldon R. Spraker, III, dated 9-4-20 of record in Instrument #202009150105357, Register's Office for said County.