11259 325

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Amy Jurbuck
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 1998

Elizabeth E. Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002

AFFIX SEAL

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laszlo Repas	Laszlo Repas	124-01-0
(NAME)	(NAME)	
3277 Pugh Road	3285 Pugh Road	125.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, WE, **James T. McLean Jr. and wife Vickie Carroll McLean and Kerry Steven McLean and wife Kimberly McLean**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laszlo Repas and wife Hannelore Repas**, 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 ATTACHED EXHIBIT A

unimproved ☒
This is improved ☐ property, known as **3277 Pugh Road, Hermitage, TN 37076**
(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.

0527107
IDENTIF. ↑ REFERENCE

98 DEC 18 PM 12:55
REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this 15th day of December, 1998. 11259

Kerry Steven McLean

James T. McLean Jr.

Kimberly McLean

Vickie Carroll McLean

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 James T. McLean Jr. ~~and wife, Vickie Carroll McLean~~ and Kerry Steven McLean and wife, Kimberly McLean the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12/15/98.

ELIZABETH E. TRIPLETT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

Commission expires: 5/26/2002

State of Tennessee
County of Davidson

On this 15th day of December, 1998 before me personally appeared James T McLean Jr, the person who executed the foregoing instrument on behalf of Vickie Carroll McLean and acknowledged that he executed the same as the free act and deed of the said Vickie Carroll McLean, through Power of Attorney granted him by the said Vickie Carroll McLean.

Commission expires: 5/26/2002

Notary Public

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON CO. TN.

EXHIBIT A

Being Tract No. 6 on an unrecorded survey prepared by William A. Cummings, Registered Land Surveyor No. 1314, of Bob Cummings Land Surveyors, dated June 20, 1994, and being part of Parcel 013 of Tax Map 124 described as follows:

Beginning at an iron pin in the northerly right-of-way (R/W) of Pugh Road (25 feet from the centerline) Said iron pin marking the Southwest corner of the herein described tract and being located easterly along said R/W as follows: South 67 degrees 17 minutes 49 seconds East 65.42 feet to the beginning of a curve concave to the North having a radius of 911.25 feet and an arc distance of 289.53 feet through a central angle of 18 degrees 12 minutes and 16 seconds to the point of tangency; South 85 degrees 30 minutes 05 seconds East 796.89 feet from the easterly boundary line of property owned by Anna Mathis Doyle of record in Deed Book 4415, Page 398 in the Register's Office of Davidson County, Tennessee (RODCT); thence leaving the point of beginning and severing subject property North 03 degrees 14 minutes 53 seconds East 1059.38 feet to an iron pin; thence , with the southerly boundary line of property owned by Brown Taylor and wife, Sammie of record in Deed Book 8215, page 882 (RODCT) South 85 degrees 42 minutes 00 seconds East 258.26 feet to an iron pin; thence, again severing subject property South 03 degrees 14 minutes 53 seconds West 1064.24 feet to an iron pin; thence, with the northerly R/W of Pugh Road (25 feet from the centerline) as follows: with a curve concave to the South having a radius of 374.46 feet and an arc distance of 54.59 feet through a central angle of 08 degrees 21 minutes and 10 seconds to the point of tangency; North 85 degrees 30 minutes 05 seconds West 203.97 feet to the beginning containing 6.28 acres.

Being the same property conveyed to James T. McLean, Jr. and wife Vickie Carroll McLean and Kerry Steven McLean and wife Kimberly McLean of record in Book 10854, Page 318, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Vickie Carroll McLean by James T. McLean, Jr. as her Attorney-in-fact pursuant to recorded Power of Attorney of record in Book 11259, Page 323, in the Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

12/18 0101 03CHECK 292.50

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

328

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PREFEE - PROBATE FEE

CAMT	[illegible]
CON TX	277.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	292.50
CHECK	292.50

12/18/98 01 12:56 0001 2517

TD 1259

0527107
IDENTIF. ↑ REFERENCE

98 DEC 18 PM 12:56

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401961