Box 17

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$50,700.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **6TH DAY OF NOVEMBER, 2000.**

Notary Public

MY COMMISSION EXPIRES: 5-17-01
(AFFIX SEAL)

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
O'Neil Heard	OWNER	**136-133**
(NAME)	(NAME)	
2701 Cruzen Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	,	
(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, **Darrel K. Avery**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **O'NEIL HEARD, A SINGLE MAN**, 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

Davidson County DEEDWARR
Recvd: 11/09/00 16:04 3pgs
Fees:15.00 Taxes:187.59
20001109-0111754

unimproved ☒

This is improved ☐ property, known as **Smith Springs Road, Nashville, TN 37217**
(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 hand(s)** this **6th day of November, 2000**.

Darrel K. Avery

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 Darrel K. Avery the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 6th day of November, 2000.

Notary Public

Commission expires:
2-18-01

KIMBERLY R. PARKER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

EXHIBIT A

LAND IN THE 29TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE BEING BOUNDED ON THE NORTH BY SMITH SPRINGS ROAD ON THE EAST BY AVERY ON THE SOUTH BY SMITH SPRINGS TOWNHOMES PHASE 2 & 3 AND ON THE WEST BY GARLAND AND BEING DESCRIBED ACCORDING TO A SURVEY BY CAMPBELL, McRAE & ASSOC. SURVEYING INC. (JOHN HOOD TN. R.L.S.#1838) MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A IRON ROD (OLD) ON THE SOUTHERLY MARGIN OF SMITH SPRINGS ROAD, SAID ROD BEING LOCATED N 36°31'58" W 377.06' FEET FROM A IRON ROD (OLD) AT THE SOUTHEAST CORNER OF TRACT 1 OF THE DARREL K. AVERY LAND (BOOK 9107, PAGE 165 R.O.D.C., TN.) SAID ROD ALSO BEING 893.3' MORE OR LESS FROM THE CENTERLINE OF FOLKSTONE DRIVE;THENCE LEAVING SAID ROAD WITH SAID AVERY S 08°39'14" W 330.30' FEET TO A CAR AXLE (OLD) IN THE NORTH LINE OF PHASE 3 SMITH SPRINGS TOWNHOMES (UNRECORDED) AS SHOWN ON A PLAT FOR PHASE 2 SMITH SPRINGS TOWNHOMES (INSTRUMENT # 200008280084429 R.O.D.C., TN.); THENCE WITH SAID SMITH SPRINGS TOWNHOMES N 85°21'20" W 395.14' FEET TO A IRON ROD (NEW) AT THE SOUTHEAST CORNER OF THE SANDRA E. GARLAND LAND (BOOK 9879, PAGE 263 R.O.D.C., TN.); THENCE WITH SAID GARLAND N 25°40'06" E (PASSING A GAS LINE EASEMENT AT 60.8' MORE OR LESS) FOR A TOTAL DISTANCE OF 526.12' FEET TO A IRON ROD (NEW) IN THE SOUTHERLY MARGIN OF SAID SMITH SPRINGS ROAD; THENCE WITH SAID MARGIN WITH A CURVE TO THE RIGHT RADIUS =4554.40 CHORD BEARING AND DISTANCE OF S 50°12'05" E 280.68 (PASSING A GAS LINE EASEMENT AT 143.13' FEET) FOR A TOTAL LENGTH OF 280.72' FEET TO THE POINT OF BEGINNING CONTAINING 3.15 ACRES MORE OR LESS.

Being the same property conveyed to Darrel K. Avery by deed of record in Book 9107, Page 165, Register's Office for County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.