File: Box 13

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/00 14:24 2pgs
Fees:11.00 Taxes:407.00

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1156

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: MAY 26, 2002

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert E. Willis	Robert E. Willis	72 02 0036
(NAME) 1040 W. Kirkland Avenue	(NAME) 1040 W Kirkland Ave.	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(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 P. Gracy and wife Catherine S. Gracy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Willis and wife Cynthia L. Willis, 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 1040 W Kirkland Ave., Nashville, TN 37216
(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 15th day of November, 2000.

James P. Gracy

Catherine S. Gracy

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 P. Gracy and Catherine S. Gracy 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of November, 2000.

Commission expires: May 26, 2002

Elizabeth E. Triplett, Notary Public

EXHIBIT A

BEING a certain tract or parcel of land lying in Davidson County, being all of Lot - 1, and part of Lot - 2 of Block "A" on the unrecorded Map of the Richardson Tract, and being more particularly described according to a survey by R. L. Montoya Land Surveying, Inc., dated October 20, 2000, as follows:

BEGINNING at an Iron Rod (new), said point falling at the intersection of the southerly margin of West Kirkland Avenue and the westerly margin of Gallatin Pike, said point also being the southeast most corner of the herein described parcel; thence, leaving said margin, North 73 degrees 42 minutes 00 seconds West, 164.80 feet, to an Iron Rod (new), said point being the original rear corner of Lots 1 and 2; thence, North 86 degrees 00 minutes 00 seconds West, 75.87 feet, to an Iron Rod (new), said point being the rear corner of Lots 2 and 3; thence, with the common line of Lots 2 and 3, North 4 degrees 00 minutes 00 seconds East, 160.47 feet, to an Iron Rod (new), said point being the northwest most corner of the herein described parcel, and also falling on the southerly margin of West Kirkland Avenue; thence, with said margin, South 82 degrees 56 minutes 00 seconds East, 89.77 feet, to an Iron Rod (new); thence, continuing along said margin, around a curve to the right, said curve having a radius of 75.00 feet, an arc length of 75.35 feet to an Iron Rod (new); thence, continuing along said margin, South 25 degrees 22 minutes 00 seconds East, 175.17 feet, to the point of beginning, containing 29,367.77 square feet and/or 0.67 acres more or less.

Being the same property conveyed to James P. Gracy and wife Catherine S. Gracy, by decree of record in Book 9484, Page 906, Register's Office for Davidson County, Tennessee.

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