WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

MICHAEL J. PHILBIN NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY: Michael J. Philbin
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

My Commission Expires March 26, 2005

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles S. Riddle III	Charles S. Riddle III	47-0-34
(NAME)	(NAME)	
4845 Sulphur Creek Road	4845 Sulphur Creek Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(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, **THOMAS B. VESTER AND WIFE, CHARLENE VESTER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES S. RIDDLE III, UNMARRIED** 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"

This conveyance is subject to any and all existing restrictions and easements of record including but not necessarlily limited to easements of record in Book 4804, Page 128 and Book 6386, Page 710, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 4803 Sulphur Creek Road, 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 our hands this 28th day of September, 2001.

Thomas B. Vester

Charlene Vester

Davidson County DEEDWARR
Recvd: 10/03/01 16:56 3pgs
Fees:18.00 Taxes:170.20

20011003-0107582

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 Thomas B. Vester and Charlene Vester, 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 28th day of September, 2001.

Commission expires:

Notary Public

MICHAEL J. PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Michael J. Philbin
My Commission Expires
March 26, 2005

EXHIBIT "A"

DESCRIPTION

Being two parcels of land in the Second Civil District of Nashville, Davidson County, Tennessee. Being shown as Tract 1A & Tract 1 on a survey by Crawford Land Surveyors P.C. not of record, dated 08-03-01, and located on the south margin of Sulphur Creek Road approximately 0.7 miles east of Old Hickory Boulevard and being more particularly described as follows:

TRACT 1A

Beginning at an iron pin in the southerly margin of Sulphur Creek Road, said point being the northwest corner of the subject Tract and the northeast corner of Loyd F.Potts of record in Deed Book 5071,page 895, R.O.D.C.

Thence, with said margin, North 55°27'06" East,70.56 feet to an iron pin,

Thence, with a curve concave to the south having a radius of 296.97 feet and a central angle of 23°29'58", a bearing of North 69°11'09" East,120.95 feet with an arc length of 121.80 feet and a tangent length of 61.77 feet to an iron pin,

Thence, North 79°48'43" East,143.29 feet to an iron pin,

Thence, leaving said margin with a new line of division along the line of Tract 2 of the aforesaid survey, South 64°07'33" East, 256.22 feet to an iron pin at the northeast corner of Charles Riddle of record as Instrument No.200004180038729,R.O.D.C.,

Thence, along the line of said Charles Riddle, South 73°23'58" West, 372.26 feet to an iron pin at the corner of Loyd F. Potts,

Thence, along or near said Loyd F. Potts the next two calls:
North 01°18'14" West, 70.00 feet to a concrete monument,

Thence, North 77°48'14" West, 188.65 feet to the Point of Beginning containing 58,205 square feet 1.34 acres, more or less.

TRACT 1

Beginning at an iron pin in the northeast corner of Charles Riddle of record as Instrument No.200004180038729, R.O.D.C., and the northerly corner of the subject tract, said pin being South 64 degrees 07'33" East, 256.22 feet from the northeast corner of Tract 1A in the southerly margin of Sulphur Creek Road.

Thence, along the line of Tract 2 of the aforesaid Crawford Land Surveyors survey, South 44°39'24" East, 1320.55 feet to an iron pin in the westerly line of Billy E. Hollis of record in Deed Book 9981,page 594,R.O.D.C.,

Thence, along or near the line of said Billy E. Hollis, South 00°54'28" West, 231.00 feet to an iron pin in the line of H.B Reasoner of record in Deed Book 2034,page 4285,R.O.D.C.,

Thence, along or near the line of said H.B Reasoner the next two calls:
North 59°29'44" West, 174.90 feet to an iron pin,

Thence, South 73°30'16" West, 352.00 feet to an iron pin in the southeast corner of said Charles Riddle,

Thence, along the line of said Charles Riddle, North 20°16'05" West, 1259.47 feet to the Point of Beginning containing 377,235 square feet or 8.66 acres, more or less.

Being a portion of the same property conveyed to Thomas B. Vester and wife Charlene Vester by deed of record in Book 9472,page 478, Register's Office for Davidson County, Tennessee.