WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/18/02 15:13 2pgs
Fees:13.00 Taxes:1369.00

20020718-0086903

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires MAY 28, 2003

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1900 Church Street North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Griner Properties, LLC	Citizens Savings Bank & Trust	092-12-0-021.00
(NAME)	(NAME)	
2001 Charlotte Avenue	2013 Jefferson Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203	Nashville, TN 37208	
(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, Newton S. Holiday, Jr. and Carol Holiday Perdue, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Griner Properties, LLC, 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 1718 Charlotte Avenue, 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 13th day of June, 2002.

Newton S Holiday Jr.

Witness

Carol Holiday Perdue

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 Newton S. Holiday, Jr. and Carol Holiday Perdue the bargainor(s) 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 12th day of June, 2002.

Commission expires:

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires MAY 28, 2003

Notary Public

State of Georgia
County of Jones

Personally appeared before me, the undersigned, A notary public in and for said County and State, Carol Holiday Perdue, whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Macon, Georgia on this 12th day of June, 2002.

Louise Godsey (My Commission Expires 8/20/2002

EXHIBIT A

TRACT I: Being Lot No. 8 in Dr. John R. Hudson's Plan of Lots, as of record in Plat Book 21, page 136, in the Register's Office for said County. Said Lot No. 8 fronts 50 feet on the northerly side of Cedar Street, and runs back between parallel lines 160 feet to an alley.

LESS AND EXCEPT that tract or strip of land conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee, by deed of record in Book 4516, page 216, said Register's Office, described as fronting 50 feet on the (then) present northerly margin of Charlotte Avenue, formerly Cedar Street, and running back between parallel lines 42 feet to the (then) new relocated northerly margin of Charlotte Avenue on which it measures 50 feet thereon.

Being the same property, less the above-described exclusion, conveyance to N.S. Holiday, Sr. and wife, Louise E. Holiday, by deed from Blanch Roberts, of record in Book 3999, page 675, said Register's Office.

TRACT II: Being Lot No. 9 on the Plan of John R. Hudson's Addition, as of record in Book 21, page 136, Register's Office for said County. Said Lot No. 9 fronts 50 feet on the northerly side Charlotte Avenue, formerly Cedar Street, and runs back between parallel lines 160 feet to an alley.

LESS AND EXCEPT that strip or parcel of land conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 4516, page 212, said Register's Office, described as fronting 50 feet on the (then) present northerly margin of Charlotte Avenue, formerly Cedar Street, and running back between parallel lines, 42 feet to the (then) new relocated northerly margin of Charlotte Avenue on which it measures 50 feet thereon.

Being the same property, less the above-described exclusion, conveyance to N. S. Holiday and wife, Louise E. Holiday, by deed from Marie Walsh of record in Book 2794, page 95, said Register's Office.

TRACT III: Land in Davidson County, Tennessee, being the remainder not used for the widening of Project 68-R-43, Charlotte Avenue, of Lot No. 10 on the Map of John H. Hudson's Addition, as of record in Book 21, page 136, Register's Office for said County. The remainder described as follows:

Beginning at the rear common corner of Lots No. 9 and 10 on said Map; thence Westwardly 57 feet along the North or rear line of Lot No. 10 to a point on the East margin of 18th Avenue, North; thence in a Southeasterly direction, a distance of 136.9 feet, more or less, along a circular 22 deg. 30' curve of 256.3 foot radius; thence in an easterly direction, a distance of 25.6 feet, more or less, along a circular curve of 25-foot radius and tangent to both the 22 deg. 30' curve and a line parallel to and at a perpendicular distance of 42 feet from the Old Northerly margin of Charlotte Avenue to appoint on the line between Lots Nos. 9 and 10 on said Map; thence Northwardly 118 feet along said lot line to the point of beginning and containing 4425.6 square feet, more or less.

Being the same property conveyed to N. S. Holiday and wife, Louise E. Holiday, by deed from the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4585, page 711, said Register's Office

The said N.S. holiday and Louise E. Holiday both having since died, he predeceasing her, said land being devised to Newton S. Holiday, Jr. and Carol Holiday Perdue pursuant to the Last Will and Testament of Louise Scruggs Holiday, of record in Book 145, page 323, Davidson County Probate Court Clerks Office.

Being the same property conveyed to N.S. Holiday and wife, Louise E. Holiday, by deed from the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4585, page 711, said Register's Office.

The said N.S. Holiday and Louise E. Holiday both having since died, he predeceasing her, said land being devised to Newton S. Holiday, Jr. and Carol Holiday Perdue pursuant to the Last Will and Testament of Louise Evelyn Scruggs Holiday, of record in Will Book 145, page 323, Davidson County Probate Court Clerks Office.