(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2002.

Notary Public

MY COMMISSION EXPIRES: 6-16-04

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/29/02 08:58 2pgs
Fees:13.00 Taxes:876.90

20020729-0090315

Return to: **THIS INSTRUMENT WAS PREPARED BY**
Mid-State Title and Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles D. McDonald	Charles D. McDonald	Map 72-11/ Parcel 497.00 (Lot 3B); Map 72-11/ Parcel 210.00 (Lot 3A); Map 72-08/ Parcel 256.00 (Lot 4); Map 72-08/ Parcel 258.00 (Lot 6)
3816 Abbott Martin Rd (NAME)	Same (NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (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, John G. Brevard and wife, Donna K. Brevard, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles D. McDonald and wife, Hillary S. McDonald, 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:

1426 A Litton Avenue

Land in Davidson County, Tennessee, being Lot No. 3B on the Plan of Zone Lot Division, of record in Book 5800,j page 392, as amended in Book 6200, page 126, Register's Office for Davidson County, Tennessee.

Said Lot No. 3B fronts 28.57 feet on the southerly margin of Litton Avenue and extends back 121.48 feet on the easterly line which is a broken line and 127.08 feet on the westerly line to a dead line in the rear, measuring 32.67 feet thereon.

Being a portion of the property conveyed to Kim Rounion, Trutsee with full power to sell and convey, by deed of record in Book 10012, page 473, said Register's Office.

Being a portion of the property conveyed to John Brevard and wife, Donna Brevard from Kim Rounion, Trustee with full power to sell and convey, by warranty deed of record in Book 10012, page 479, said Register's Office.

1426 B Litton Avenue

Land in Davidson County, Tennessee, being Lot No. 3A on the plan of Zone Lot Division of Lots 1 & 3 of the Resubdivision of Lots 1 & 3 of W. J. Myers Subdivision, of record in Book 5800, page 392, Register's Office of Davidson County, Tennessee.

Said Lot No. 3A, which is a corner lot, fronts 5.95 feet on the southerly margin of Litton Avenue and fronts 96.90 feet on the westerly margin of an alley, said frontages being joined by a curve having a length of 28.73 feet, and extends back 121.48 feet on the westerly line and 45.83 feet on the southerly line to a point of intersection.

Being a portion of the property conveyed to Kim Rounion, Trutsee with full power to sell and convey, by deed of record in Book 10012, page 473, said Register's Office.

Being a portion of the property conveyed to John Brevard and wife, Donna Brevard from Kim Rounion, Trustee with full power to sell and convey, by warranty deed of record in Book 10012, page 479, said Register's Office.

2030-2032 Cooper Lane

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Dalewood Subdivision, Section 5, as of record in book 4175, page 84, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a part of the property conveyed to John G. Brevard and wife, Donna K. Brevard by deed from Volunteer Management, Inc., a Tennessee corporation, of record in Book 10050, page 858, said Register's Office.

2022-2024 Cooper Lane

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Dalewood Subdivision, Section 5, as of record in book 4175, page 84, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a part of the property conveyed to John G. Brevard and wife, Donna K. Brevard by deed from Volunteer Management, Inc., a Tennessee corporation, of record in Book 10050, page 858, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) 2002 County Taxes constitute a lien, but are not yet due and payable. (All Lots) (2) Lot 3B Zone Lot Division of Lots 1 & 3, Resubdivision of Lots 1 & 3 of W. J. Myers Subdivision (1426 A Litton Ave.) Map 72-11/ Parcel 497.00 (a) Restrictive covenants contained in instrument of record in Book 6258, page 466, Book 6355, page 606, Register's Office of Davidson County, Tennessee. (b) The Plan of record in Book 5800, page 392, as amended in Book 6200, page 126,j said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Litton Avenue and a 10-foot easement for public utility and drainage purposes along the rear line of said lot with an overhang easement across front portion of said lot. Subject to Notes and Restrictions on plan of record in Book 6200, page 126, said Register's Office. (3) Lot 3A Zone Lot Division of Lots 1 & 3, Resubdivision of Lots 1 & 3 of W. J. Myers Subdivision (1426 B Litton Ave. Map 72-11/ Parcel 210.00 (a)Restrictions of record in Book 6258, page 466 and Book 6355, page 606, in Register's Office for Davidson County, Tennessee. (b) The Plan of record in Book 6200,page 126, said Register's Office, shows a 30-foot minimum building setback line form Litton Avenue, and a 10 foot easement for public utility and drainage purposes along the rear line of said lot. (c) There is an overhang easement located along the front line of said property. (d) The driveway serving subject property is encroaching upon the power pole and anchor easement along the northeasterly line of said lot. (4) Lots 4 and 6 Dalewood Subdivision (a) Subject to all matters shown on the Plan of record in Book 4175, page 84, said Register's Office. (5) Lot 4 (2022-2024 Cooper Lane) Map 72-08/ Parcel 256.00 (a) The Mortgage Loan Inspection made by John Kohl & Company, P. C., dated May 14, 1996 shows the gravel drive encroaches over the northerly line onto Lot No. 3. (6) Lot 6 (2030-2032 Cooper Lane) Map 72-08/ Parcel 258.00 (a) The Mortgage Loan Inspection made by John Kohl & Company, P. C., dated May 14, 1996 shows the neighbor's fence encroaches onto the subject property on the northwest corner.

unimproved ☐
This is improved ☒ property, known as 2022-2024 Cooper Lane, Nashville, TN 37216
2030-2032 Cooper Lane, Nashville, TN 37216
1426 B Litton Ave., Nashville, TN 37216
1426 A Litton 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 our hands this 23rd day of July, 2002.

John G. Brevard

Donna K. Brevard

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, John G. Brevard and wife, Donna K. Brevard, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they as sole proprietors executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this July 23, 2002.

Commission expires: 6-16-04

Notary Public