BOX:13
#4026

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R. Carver II	America's Wholesale Lender	8/126
(NAME)	(NAME)	
3635 Baxter Road	750 Old Hickory Blvd	
(ADDRESS)	(ADDRESS)	
Joelton, Tennessee 37080	Brentwood, TN 37027	
(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, Gregory F. Richardson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael R. Carver II 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

unimproved ☐
This is improved ☒ property, known as 3635 Baxter Road, Joelton, TN 37080
(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 1st day of August, 2002.

Davidson County DEEDWARR
Recvd: 08/16/02 15:15 2pgs
Fees:13.00 Taxes:425.50
20020816-0099577

Gregory F. Richardson

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 Gregory F. Richardson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of August, 2002.

Commission expires: May 28, 2006

Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

PROPERTY DESCRIPTION

BEING THE MOST NORTHERN PORTION OF A TRACT OF LAND LYING IN JOELTON, DAVIDSON COUNTY, TENNESSEE, THE SAID TRACT BEING SITUATED IN THE 1ST COUNCILMANIC DISTRICT OF THE SAID COUNTY, THE SAID TRACT NOTED AS BEING PARCEL 126 ON TAX MAP 8, AS OF RECORD IN BOOK 20010309, PAGE 0022894, REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT IN THE CENTERLINE OF BAXTER ROAD, THE SAID POINT BEING THE NORTHEAST CORNER OF THE EDWARD E. SADECKAS, ETUX PROPERTY, AS OF RECORD IN BOOK 6693, PAGE 197, R.O.D.C., TN.;

THENCE, WITH THE CENTERLINE OF THE SAID ROAD, SOUTH 85 DEG 59 MIN 33 SEC EAST, 300.17 FEET TO A POINT, THE SAID POINT BEING THE NORTHWEST CORNER OF THE TONY BROCK AND CHERL D. BROCK PROPERTY, AS OF RECORD IN BOOK 9195, PAGE 396, R.O.D.C., TN.;

THENCE, WITH THE SAID BROCK PROPERTY, THE FOLLOWING BEARINGS AND DISTANCES:
THENCE, SOUTH 01 DEG 39 MIN 02 SEC WEST, PASSING A WITNESS PIN OLD AT A DISTANCE OF 25.37 FEET, FOR A TOTAL DISTANCE OF 259.54 FEET TO AN IRON PIN OLD;
THENCE, NORTH 86 DEG 52 MIN 46 SEC WEST, 20.00 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 01 DEG 55 MIN 14 SEC WEST, 75.00 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 86 DEG 52 MIN 46 SEC EAST, 20.00 FEET TO AN IRON PIN OLD;
THENCE, SOUTH 03 DEG 55 MIN 50 SEC WEST, PASSING AN IRON PIN OLD AT A DISTANCE OF 219.49 FEET, THE SAID PIN BEING THE SOUTHWEST CORNER OF THE SAID BROCK PROPERTY AND CONTINUING WITH A SEVERANCE LINE FOR A TOTAL DISTANCE OF 386.71 FEET TO AN IRON PIN NEW;

THENCE, CONTINUING WITH THE SAID SEVERANCE LINE, NORTH 87 DEG 14 MIN 00 SEC WEST, 298.41 FEET TO AN IRON PIN NEW, THE SAID PIN BEING IN THE EASTERLY LINE OF THE SAID SADECKAS PROPERTY;

THENCE, WITH THE SAID SADECKAS PROPERTY, NORTH 02 DEG 46 MIN 00 SEC EAST, PASSING A WITNESS PIN OLD AT A DISTANCE OF 702.55, FOR A TOTAL DISTANCE OF 727.61 FEET TO THE POINT OF BEGINNING.

CONTAINING: 217,822 SQUARE FEET OR 5.000 ACRES, MORE OR LESS

Being the same property conveyed to Gregory F. Richardson, by deed of record in Instrument No. _____ Register's Office for Davidson County, Tennessee.

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

Being the same property conveyed to Gregory F. Richardson, by deed of record in Instrument No 20020801-0092519 Register's Office for Davidson County Tennessee.