WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/29/02 09:51 2pgs
Fees:13.00 Taxes:629.00

20021029-0132141

TAMMY HODGES NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. MY COMM. EXP. 3-11-03

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$136,000.00~~ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 3/11/03

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Charles H. Beaty, PC., BPR.#2282, 668 Nashville Pike, Suite 200, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard E. Arrendale	SUNTRUST BANK	Map 91-15
(NAME)	(NAME)	
5312 Nevada Avenue	201 FOURTH AVE. N/7TH FLOOR	Parcel 69.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	NASHVILLE, TN 37219	
(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, **Craig S. Eichelman, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard E. Arrendale, 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:

LAND in Davidson County, Tennessee, being part of Block 13 on the Map of the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition as of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the North margin of Nevada Avenue, 110.0 feet west from the right-of-way of the N.C. & St. L. Railroad; thence, northeasterly parallel to said right-of-way, 200.0 feet to the southerly margin of an alley; thence, with the margin of said alley, westerly 50.0 feet to a point, which is 198.0 feet East from the easterly margin of 54th Avenue, North or Richland Avenue; thence, southwesterly 200.0 feet to the North margin of Nevada Avenue, being 170.0 feet East from the East margin of 54th Avenue, North, thence; thence, with the margin of Nevada Avenue, easterly 50.0 feet to the point of beginning.

BEING the property conveyed to Craig S. Eichelman, unmarried by deed dated July 12, 1999 from Brian Stuart Pesterfield, unmarried of record in Book 11572, Page 925, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 5312 Nevada Avenue, Nashville, TN 37209

(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 hand this 25th day of October, 2002.

Craig S. Eichelman

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Craig S. Eichelman, unmarried, the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 25th day of October, 2002.

Commission expires: 3/11/03

TAMMY HODGES
MY COMM. EXP.
NOTARY PUBLIC AT LARGE
3-11-03
SUMNER COUNTY, TENN.

Notary Public