WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/04 15:10 2pgs
Fees:13.00 Taxes:1110.00

20040305-0025722

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Robert E. Mills
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Westside Title, Inc., 531 Rivergate Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Mills	SAME	Map 69/Parcels 60.00 and 61.00
(NAME)	(NAME)	NOTE: TO BE COMBINED
P.O. Box 280496		
(ADDRESS)	(ADDRESS)	
Nashville TN 37228		
(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, **CJRT, INC.**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT E. MILLS AND WIFE, MELINDA D. MILLS**, 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 lying in the 13th Civil District, Davidson County, Tennessee, and being shown on Tax Map 69, as Parcels 60.00 and 61.00, also being shown as Tract I in the deed from Terry Flatt and wife, Kim Flatt to CJRT, Inc. of record in Instrument No. 20020712-0083916, Register's Office for Davidson County, Tennessee, and being more particularly described according to a new survey by Jim McAleer, RLS #1133, 6395 Highway 109 North, Lebanon, Tennessee, 37087, dated February 7, 2004, as follows:

BEGINNING at an axle in the southerly margin of Ashland City Highway (Highway 12), said point also being the northwest corner of Lot 6 of Gardner Meadows, as of record in Plat Book 2330, page 44, thence leaving said margin and with the west line of Lot 6 South 43 degrees 40' 00" West 290.50 feet to an iron pin at the southwest corner of Lot 6; thence with the rear line of Lot 6 South 23 degrees 38' 29" East 140.44 feet to a concrete monument; thence with the rear lines of Lots 5, 4, 3 and 2 South 47 degrees 19' 57" East 466.95 feet to an iron pin in the northerly line of Lot 1; thence with the line of Lot 1 South 59 degrees 24' 38" West 242.11 feet to an iron pin in the northerly margin of the Illinois Central Gulf Railroad; thence with said margin and a curve to the left, said curve having a radius of 2,542.51 feet, an arc length of 468.36 feet and a chord bearing and distance of North 48 degrees 09' 34" West 467.70 feet to a P.K. nail; thence continuing with said margin North 53 degrees 26' 12" West 325.23 feet to a point in the centerline of Whites Creek; thence leaving said margin and with the centerline of said creek North 34 degrees 26' 58" East 341.49 feet to a point; thence North 37 degrees 55' 23" East 260.64 feet to a point in the southerly margin of Ashland City Highway; thence with said margin and a curve to the right, said curve having a radius of 4,376.20 feet, an arc length of 341.50 feet (passing a witness pin at 90.00 feet from the centerline of said creek) and a chord bearing and distance of South 51 degrees 04' 59" East 341.40 feet to the point of beginning.

Being a portion of the property conveyed to CJRT, Inc. by deed of record in Instrument No. 20020712-0083916, Register's Office for Davidson County, Tennessee.

This conveyance is made SUBJECT TO all those certain rights in and to a certain 50 foot non-exclusive Ingress/Egress and Utility Easement retained by the Grantor herein to adjoining property owned by them (Map 69, Parcels 77.00 and 78.00) and this conveyance is further made SUBJECT TO all those certain rights and conditions set forth in that certain Driveway Easement Maintenance Agreement which is to recorded simultaneously herewith. The 50 foot non-exclusive Ingress/Egress and Utility Easement being more particularly described as follows, to wit:

Beginning at an axle in the southerly margin of Ashland City Highway (Highway 12), said point also being the northwest corner of Lot 6 of Gardner Meadows, as of record in Plat Book 2330, page 44, thence with the west line of Lot 6 South 43 degrees 40' 00" West 290.50 feet to a point at the southwest corner of said Lot 6; thence leaving said lot South 15 degrees 28' 26" West 171.39 feet to a point; thence South 40 degrees 45' 00" West 140.00 feet to a point in the northerly margin of the Illinois Central Gulf Railroad; thence with said margin North 53 degrees 26' 12" West 50.00 feet to a point; thence leaving said margin North 40 degrees 45' 00" East 146.05 feet to a point; thence North 15 degrees 28' 26" East 171.55 feet to a point; thence North 43 degrees 40' 00" East 288.02 feet to a point in the southerly margin of Ashland City Highway; thence with said margin and a curve to the right, said curve having a radius of 4,376.20 feet, 50.00 feet to the point of beginning.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

unimproved ☐

This is improved ☒ property, known as 4225 Ashland City Highway, Nashville, TN

(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 2nd day of March, 2004.

CJRT, INC.

By: _____

J.A. TANT

TITLE: PRESIDENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J.A. TANT, PRESIDENT of CJRT, INC., a corporation, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the PRESIDENT of CJRT, INC. and who also acknowledged that he is authorized by CJRT, INC. to execute this instrument on its behalf as PRESIDENT.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of March, 2004.

Commission expires:

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

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Larry D. Craig Notary Public