Davidson County DEEDWARR
Recvd: 04/26/04 10:50 2pgs
Fees:13.00 Taxes:673.40

20040426-0047010

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Karen C. Angel	Columbia National, Inc.	114
7664 Charlotte Pike	7142 Columbia Gateway Drive	GROUP
Nashville, Tennessee 37209	Columbia, MD 21046	PARCEL 69

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *****One Hundred Eighty Two Thousand Dollars and Zero Cents ($182,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Matthew T. Underwood and wife, Laura A. Underwood, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Karen C. Angel, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING land in the 8th Civil District of Davidson County, Tennessee, and designated as Tract No. 2 of a survey made by John M. Sullivan, Surveyor, on September 30, 1999, and described as follows:

SAID Tract No. 2 begins at a point in the center of U.S. Highway 70 North, also known as Charlotte Pike, said point being 132.0 feet west of the northwest corner of the property conveyed to Leo Patterson, et ux, by deed of record in Book 1274, page 273, Register's Office for said County; thence in a westerly direction along the center line of said Highway 70, North 134.0 feet to a point; thence North 4 deg. 48 min. East 479.8 feet to a point; thence South 84 deg. 30 min East 127.2 feet to a point; thence South 436.5 feet to the point of beginning.

BEING the same property conveyed to Matthew T. Underwood and Laura A. Underwood by deed from Macario LaCap and wife, Remedios LaCap, of record as Instrument No. 20020109-0003400 dated December 27, 2001, Register's Office for Davidson County, Tennessee

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 7664 Charlotte Pike, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his/her 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 April, 2004.

Matthew T. Underwood

Laura A. Underwood

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Matthew T. Underwood and Laura A. Underwood, the bargainors, 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 23rd day of April, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

