Davidson County DEEDWARR
Recvd: 06/11/04 12:32 3pgs
Fees:18.00 Taxes:666.00

20040611-0069460

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Susan Henderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2004.

Mitchell A. Watts
Notary Public

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

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

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
Lisa Friedland	Susan Henderson	92-13
3308-14 Elkins Avenue	3401 Dakota Avenue	GROUP
Nashville, TN 37209	Nashville, TN 37209	PARCEL 185, 186, 187 and 189

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *********One Hundred Eighty Thousand Dollars and Zero Cents ($180,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jon M. Randall, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Lisa Friedland, a single person, and Susan Henderson, a single person, 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" FOR LEGAL DESCRIPTION

BEING the same property conveyed to Jon M. Randall by deed from Andy L. French and John Livingston of record in Book 6667, page 371, Register's Office for Davidson County, Tennessee.

Dorothy A. Randall, spouse of Jon M. Randall, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

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 3308, 3310, 3312 and 3314 Elkins Avenue, 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 Grantees, their heirs and assigns forever; and I do covenant with the said Grantees

that I 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 I do further covenant and bind ourselves, my 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 9th day of June, 2004.

Dorothy A. Randall

By: Don Northcutt
Don Northcutt
Attorney in Fact

Jon M. Randall

By: Don Northcutt
Don Northcutt
Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Don Northcutt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jon M. Randall and Dorothy A. Randall, and acknowledged that he executed the same as the free act and deed of the said Jon M. Randall and Dorothy A. Randall.

Witness my hand and official seal at Nashville, Tennessee this 9th day of June, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

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

TRACT I

Being the westerly 17.45 feet front and 13.4 feet rear of Lot No. 83 on the Map of Hortense Place, of record in Book 161, Page 167, Register's Office for said County, and the easterly 30.4 feet front and 47.45 feet rear of Lot No. 1 of Block 16, Charlotte Park Company's Second Addition, as of record in Book 57, Page 160, said Register's Office, and shown as an unnumbered lot on a plat by Norris H. Hickerson, Surveyor, September 21, 1950, showing a re-subdivision of Lots Nos. 1, 2 and 3 of Block 16 of said Charlotte Park Company's Second Addition, and said westerly part of Lot No. 83 on the Map of Hortense Place, said plat of said re-subdivision being unrecorded.

BEGINNING at an iron pin in the north margin of Elkins Avenue, 198 feet westerly from the westerly margin of 33rd Avenue, North; thence North 1 deg. 30' East 150.5 feet to an iron pin in the south margin of an alley, 202.1 feet westerly from said westerly margin of 33rd Avenue, North; thence with the margin of said alley, westerly 60.85 feet to a point; thence South 3 deg. East 150 feet to a point in the north margin of Elkins Avenue; thence with the margin of said Avenue, easterly 47.85 feet to the beginning.

TRACT II

Being the westerly 41 feet of Lot NO. 1 and the easterly 6 feet of Lot No. 2 of Block 16, Charlotte Park Company's Second Addition as of record in Book 57, Page 160, said Register's Office and shown as Lot No. 1 on an unrecorded plat made by Norris H. Hickerson, Surveyor, September 21, 1950, showing re-subdivision of Lots Nos. 1, 2 and 3 of Block 16 of said Charlotte Park Company's Second Addition, and the westerly part of Lot No 83 on the Map of Hortense Place, of record in Book 161, Page 167, said Register's Office and described according to said plat of re-subdivision as follows: BEGINNING at a point in the north margin of Elkins Avenue, 245.85 feet westerly from the westerly margin of 33rd Avenue, North; thence North 3 deg. West 150 feet to a point in the south margin of an alley, 262.86 feet westerly from said westerly margin of 33rd Avenue, North; thence with the margin of said alley, westerly 47 feet to a point; thence south 3 deg. east 150 feet, parallel to the original line between Lots 1 and 2 of said Block 16, to a point in the north margin of Elkins Avenue; thence with the margin of said Avenue, easterly 47 feet to the point of beginning.

TRACT III

Land in Davidson County, Tennessee, being the westerly 44 feet of Lot 2 and the easterly 3 feet of Lot 3, of Block 16, Charlotte Park Company's 2nd Addition, as of record in Book 57, Page 160, Register's Office for said County, and shown as Lot No. 2 on an unrecorded plat made by Norris H. Hickerson, Surveyor, September 21, 1950, showing re-subdivision of Lots Nos. 1, 2 and 3 of Block 16 of said Charlotte Park Company's 2nd Addition, and the westerly part of Lot No. 83 on the Map of Hortense Place, of record in Book 161, Page 167, and described according to said plat of resubdivision. BEGINNING at a point in the north margin of Elkins Avenue 292.85 feet westerly from the westerly margin of 33rd Avenue North, being 6 feet west of the common corner of said original Lots Nos. 1 and 2 of Block 16; thence North 3° West 150 feet west of the common corner of the original Lots 2 and 3 of Block 16; thence South 3° East parallel to said original Lot line 150 feet to the north margin of Elkins Avenue; thence with the margin of said Avenue easterly 47 ft. to the point of beginning.

TRACT IV

Being the westerly 47 feet of Lot No. 3, Block 16, Charlotte Park Company's SEcond Addition, as of record in Book 57, Page 160, Register's Office for said County, described as follows: BEGINNING at a point in the north margin of Elkins Avenue, at an iron pin 339.85 feet west of the westerly margin of 33rd Avenue, North, being 3 feet west of the common corner of the original Lots 2 and 3 of Block 16; thence North 3 deg. West parallel to said original Lot line, 150 feet to a point in the south margin of an alley; thence westerly with the margin of said alley, 47 feet to an iron pin; thence South 3 deg. East 150 feet along the common line between Lots 3 and 4 of said Block 16, to an iron pin in the north margin of Elkins Avenue; thence with the margin of said Avenue easterly 47 feet to the beginning.