WARRANTY DEED

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2004.

Notary Public I. DYKE TATUM

MY COMMISSION EXPIRES: May 29, 2005.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MILLER HAND	MILLER HAND	
(NAME)	(NAME)	
TRACT 1 RIVER ROAD	6700 DARDEN PLACE	PART OF 66-34
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	NASHVILLE, TN. 37205	
(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, **DOMINGO A. CARLETELLO AND WIFE, STACY CARLETELLO and CURTIS M. GROVES AND WIFE, FAITH J. GROVES and DAVID W. DUKE, III AND WIFE, KAYCE M. DUKE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MILLER HAND AND WIFE, PATRICIA HAND**, 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"

BEING PART OF THE SAME PROPERTY CONVEYED TO **Domingo A. Carletello and Stacy Carletello, husband and wife, Curtis M. Groves and Faith J. Groves, husband and wife, and David W. Duke, III, and Kayce M. Duke, husband and wife**, BY DEED FROM GEORGE E. POWELL, EXECUTOR OF THE ESTATE OF FRANCES HENDRICKSON POWELL, OF RECORD IN INSTRUMENT NO. 20040622-0073801, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY IS SOLD SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS WHICH SHOULD BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE HEIRS, SUCCESSORS AND ASSIGNS OF THE GRANTORS AND GRANTEES HEREIN AND SHALL CONTINUE FOR 30 YEARS FROM THE DATE HEREOF UNLESS OTHERWISE AGREED TO.

1.) NO DOUBLE WIDE MOBILE HOME, NO TRAILERS AND NO MODULAR HOMES ARE PERMITTED.
2.) THE RESIDENCE MUST HAVE A MINIMUM OF 2,500 SQUARE FOOT OF LIVING SPACE.
3.) NO METAL OR WIRE FENCES TO BE PERMITTED EXCEPT IN THAT PORTION OF THE PROPERTY WHICH IS CONSIDERED TO BE IN A FLOOD PLAIN.
4.) ONLY ONE RESIDENCE TO BE BUILT ON SAID PROPERTY.
5.) NO VEHICLES IN DISREPAIR TO REMAIN ON PROPERTY MORE THAN 30 DAYS. NO JUNK OR INOPERABLE VEHICLES TO BE STORED ON SAID PROPERTY.
6.) ANY COMMERCIAL USE OF PROPERTY IS STRICTLY RESTRICTED TO THAT WHICH MAY BE RUN OUT OF THE RESIDENCE WHILE BEING USED AS A RESIDENCE.
7.) NO LIVESTOCK PERMITTED ON THE PROPERTY WITH THE EXCEPTION OF COWS AND HORSES.

☒ unimproved
This is improved ☐ property, known as TRACT 1 RIVER ROAD, 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.

Davidson County DEEDWARR
Recvd: 09/17/04 10:33 3pgs
Fees:18.00 Taxes:647.50
20040917-0112090

Witness our hands this 9th day of September, 2004.

DAVID W. DUKE, III

KAYCE M. DUKE

CURTIS M. GROVES

DOMINGO A. CARLETELLO

FAITH J. GROVES

STACY CARLETELLO

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 **Domingo A. Carletello, Stacy Carletello, Curtis M. Groves, Faith J. Groves, David W. Duke, III, and Kayce M. Duke** 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 9th day of September, 2004.

Commission expires: May 29, 2005

I. DYKE TATUM Notary Public

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

PROPERTY DESCRIPTION-TRACT 1

BEGINNING AT AN IRON PIN IN THE RIGHT--OF-WAY OF RIVER ROAD PIKE, SAID PIN BEING THE SOUTHEAST CORNER OF CUMBERLAND HEIGHTS, DAVIDSON COUNTY PROPERTY MAP 66 PARCEL 33.
THENCE; NORTH 11 DEGREES 30 MINUTES 00 SECONDS EAST 4323.97 FEET TO A POINT IN THE CUMBERLAND RIVER, THENCE; WITH RIVER SOUTH 77 DEGREES 37 MINUTES 39 SECONDS EAST 259.10 FEET TO A POINT, THENCE; LEAVING RIVER SOUTH 11 DEGREES 30 MINUTES 00 SECONDS WEST 3291.22 FEET TO AN IRON PIN, THENCE; SOUTH 56 DEGREES 30 MINUTES WEST 245.82 FEET TO AN IRON PIN, THENCE; SOUTH 11 DEGREES 30 MINUTES 00 SECONDS WEST 904.79 FEET TO AN IRON PIN, THENCE WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 58 MINUTES 18 SECONDS, A RADIUS OF 2869.21 FEET, A LENGTH OF 98.74 FEET, A CHORD OF 98.73 FEET AND A CHORD BEARING OF NORTH 48 DEGREES 12 MINUTES 24 SECONDS WEST TO THE POINT OF BEGINNING. CONTAINING 21.99 ACRES.