WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/21/05 10:12 2 pgs
Fees:13.00 Taxes:96.20
20050721-0084792

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, Inc., 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hella Temple	Hella Temple	092-10-0 123.00
(NAME)	(NAME)	
2834 Georgia Avenue	~~2834 Georgia Avenue~~ *	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN	
(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, Mark R. Rodriquez,married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hella Temple, 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

unimproved ☐

This is improved ☒ property, known as 2834 Georgia Avenue, 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 11th day of July, 2005.

Mark R. Rodriquez

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mark R. Rodriquez, married, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 2005.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires: March 21, 2009

Notary Public

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

* PO Box 281962
Nashville, TN 37228

EXHIBIT A

TRACT 1:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 35 and the southerly part of the easterly part of Lot No. 36 on the map of T. L. Pendleton's Subdivision of the Steger Home Place, of record in Book 421, Page 106, Register's Office for said County, described together as follows:

Beginning at a point on the northerly margin of Georgia, formerly Torbitt Avenue, at the southwest corner of Lot No. 34 shown on said plan; thence, with the northerly margin of said Avenue westwardly 53.83 feet to the easterly margin of the controlled access right-of-way line of the interstate Highway; thence with same north 16 deg. 59' 05" east 99.56 feet to a point; thence south 82 deg. 41' 18" east 32.56 feet to the westerly line of Lot No. 34; thence with the line between said Lots Nos. 34 and 35 southwardly 98.25 feet to the beginning.

TRACT 2:

Land in Davidson County, Tennessee, being the northerly part of Lots 35 and 36 on the Map of I. L. Pendleton's Subdivision, as of record in Book 421, Page 106, Register's Office for said County.

Said part of said lots front 55 feet on the easterly side of 31st Avenue North and run back between lines, 119 feet on the northerly line, along the southerly margin of an alley, and 101 feet, more or less, on the southerly line, to the westerly line of Lot No. 34, measuring 50 feet therein.

INCLUDED therein but expressly EXCLUDED therefrom is the following described property:

Land in Davidson County, Tennessee, being the northerly part of Lots 35 and 36 on the Map of I. L. Pendleton's Subdivision, as of record in Book 421, Page 106, Register's Office for Davidson County, Tennessee.

Beginning at the point of intersection of the southerly margin of an alley and the easterly margin of 31st Avenue, said point being the northwest corner of Lot 36 in I. L. Pendleton's Subdivision, as of record in Book 421, Page 106, Register's Office for Davidson County, Tennessee; thence with the southerly margin of said alley and the northerly boundary of Lots 35 and 36 in the aforesaid subdivision south 82 deg. 41' 18" east 97.52 feet to a point in the northerly line of said Lot 35, said point being westerly 21.48 feet from the northeast corner of said Lot 35; thence south 16 deg. 59' 05' west 51.84 feet to a point in the southerly line of that tract of land conveyed by deed dated May 5, 1950 and recorded in the Register's Office for Davidson County, Tennessee in Book 2199, Page 358, also being the northerly line in that tract of land conveyed as Tract No. 1 by deed dated January 6, 1961 and recorded in the Register's Office for Davidson County Tennessee, in Book 3177, Page 588; thence with the common line between the last two referred to deeds north 82 deg. 41' 18" west 67.95 feet to the easterly margin of 31st Avenue; thence with the easterly margin of 31st Avenue and the westerly line of Lot 36 in the aforesaid subdivision north 14 deg. 53' 17" west 55.2 feet to the point of beginning.

Being the same property conveyed to Mark R. Rodriguez, married, by deed from Gary W. Derrick and wife, Veressa J. Derrick, executed 03/06/97 and filed for record on 03/10/97 in Book 10374, Page 930, Register's Office for Davidson County, Tennessee.