File No. [redacted]2749

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/22/05 13:20 3 pgs
Fees:18.00 Taxes:481.00

20050722-0085608

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Brenda Ann Prince
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: March 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin Terry Prince	Melvin Terry Prince	121-00-0-049.00
(NAME) 1401 Pleasant Hill Road	(NAME) 1401 Pleasant Hill Road	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Dennis Giles Jr., a married person**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melvin Terry Prince, and Wife, Brenda Ann Prince**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at a new PK nail in the center line intersection of Pulley Road and Pleasant Hill Road, thence along said center line of Pleasant Hill Road, S 00° 00' 00" 150.06 feet to a new PK nail; thence, leaving said center line, S 88° 30' 38" up passing an old iron rod at 12.11 feet and continuing for a total of 121.51 feet to a new iron rod; thence, N 21° 39' 37" W, to a new iron rod; thence, N 0° 59' 51" E, 54.36 to a new iron rod, said iron rod at the common corner of Perkins, John Grissom as of record in Book 8312, 551, RODC, TN and Ray Pulley as of record in Book 4183, page 679, RODC, TN; thence, along said Pulley's northeasterly line, N 37° 01' 00" W, 166.37 feet to a new PK nail in the center of Pulley Road; thence, along said center line, S 71° 44' 00" E, 98.92 feet to a new PK nail; thence, S 60° 07' 00" E, 188.30 feet to the point of beginning, containing 0.83 acres, plus or minus.

Being the same property conveyed to Dennis Giles, Jr., a married person by Warranty Deed dated June 25, 2003 of record in Instrument No. 20030716-0099885, Register's Office for Davidson County, Tennessee.

Ingress/Egress Easement for Driveway Encroachment of record in Book 9191, Page 135 and in Book 9191, Page 141; Ingress/Egress Easement for Driveway Encroachment, Storage Building and Dog Pen of record in Book 9191, Page 138; all in the Register's Office for Davidson County, Tennessee.

Nichole Giles, spouse of Dennis Giles, Jr., hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that she may have in said property, including but not limited to the marital interest.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Unimproved ☐

This is improved ☒ property, known as 1401 Pleasant Hill Road, Nashville, TN 37214
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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(s) this 18th day of July, 2005.

Dennis Giles Jr.

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Dennis Giles, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 18th day of July, 2005.

Commission expires: March 25, 2006

MELINDA M. BROOKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 25, 2006

Melinda M. Brooks Notary Public

File Number: [redacted]2749

RETURN TO:

Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

Witness my hand(s) this 18th day of July, 2005.

Nichole Giles

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Nichole Giles, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 18th day of July, 2005.

Commission expires:

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN My Commission Expires 04/21/2006

Notary Public