File No. [redacted]1719

(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Rhonda Dunn
Affiant

NOTARY PUBLIC AT LARGE — BERTIE JO WHITAKER — DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2005.

Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: _____

Davidson County DEEDWARR
Recvd: 08/10/05 12:06 2 pgs
Fees:13.00 Taxes:92.50

20050810-0094746

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Duchess Gray	Duchess Gray	050-00-0 119.00
(NAME) 20 Trail Hollow Lane	(NAME) 616 Pier Point Drive	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Nashville TN 37207	
(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, I, **Polly B. Fishel, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Duchess Gray and Calvin V. Gray**, 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:

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more fully described according to a survey dated November 18, 1983 prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054, as follows:

To reach the beginning from an iron pin at the northeast corner of C.A. Wheeler, Jr., Tax Map 50, Parcel 100 on the westerly right of way line of I-24, follow I-24 N 10° 28' 02" W 514.65 feet to a concrete monument; thence N 19° 38' 27" W 1217.97 feet to a concrete monument; thence, N 26° 36' 18" W, 306.00 feet to an iron pin, the point of beginning; thence S 64° 12' 30" W 627.93 feet to a point in the center of a 50' private drive; thence, with the center of said drive, N 45° 06' 43" W, 52.38 feet, thence, with an 800.00 foot radius curve to the right, 504.76 feet, said curve has a chord bearing and distance of N 27° 02' 12" W, 496.43 feet; thence, with a 478.33 foot radius curve to the left 91.00 feet; said curve has a chord bearing and distance of N 14° 24' 41" W, 90.86 feet; thence leaving said drive, N 64° 09' 51" E, 692.72 feet to an iron pin on the westerly right of way line of I-24; thence, with said line, S 19° 51' 52" E, 542.00 feet to a concrete monument; thence, S 26° 36' 18" E, 96.26 feet to the point of beginning and containing 10.09 acres, more or less.

Being the same property conveyed to Walter F. Fishel, and Wife, Polly B. Fishel by deed from Clarence W. Cone and wife, Sue Fite Cone of record in Deed Book 6216, page 672, Register's Office for Davidson County, Tennessee. The said Walter F. Fishel having since died April 7, 2001.

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 20 Trail Hollow Lane, Whites Creek, TN 37189

(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/our hand(s) this 3rd day of August, 2005.

Polly B. Fishel

Polly B. Fishel

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 POLLY D. FISHEL, 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 3rd day of August, 2005.

Commission expires: 07/21/07

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

File Number: 250701719

RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072