WARRANTY DEED

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/17/05 08:45 2 pgs
Fees:13.00 Taxes:1480.00

20051017-0124517

THIS INSTRUMENT WAS PREPARED BY
Westside Title, Inc., 531 Rivergate Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bolden Family Limited Partnership	SAME	Map 126/Parcel 63.00
(NAME)	(NAME)	
5945 Temple Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Asplundh Tree Expert Co., a Pennsylvania corporation**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bolden Family Limited Partnership**, HEREINAFTER CALLED THE GRANTEE, 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, fronting on the east side of McCrory Lane and being shown as Parcel 63 on Metro Tax Map 126, and being described as follows according to a survey by J. Alan Cummings, RLS No. 2351, of Crawford Land Surveyors, P.C., dated August 18, 2005, to wit:

Beginning at an iron pin set on the east right-of-way line of McCrory Lane, a 50-foot road, at the common corner of the herein described tract and a tract vested in W.J. Newsom by deed recorded in Book 363, page 106, R.O.D.C., Tennessee, and proceeding as follows:
With the south line of Newsom and a fence S 67 deg. 00'00" E 754.44 feet to an iron pin set at the intersection of two fences; thence, with a fence and the north line of tract vested in John Gregory Jones, by Last Will and Testament of Stella F. Jones, recorded in Instrument No. 20020108-0002573, R.O.D.C., Tennessee, S 89 deg. 33'41" W 691.39 feet to an iron pin set on the east right-of-way line of McCrory Lane; thence, with said line N 00 deg. 35'31" W 300.09 feet to the beginning.

Being the same property conveyed to Asplundh Tree Expert Co. by deed of record in Book 8408, page 144, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

unimproved ☐

This is improved ☒ property, known as 7856 McCrory Lane, Nashville, TN 37221
(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 October, 2005.

Asplundh Tree Expert Co.

By:
James M. Hines, Assistant Secretary

Commonwealth
~~STATE~~ OF PENNSYLVANIA

COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James M. Hines, Assistant Secretary of Asplundh Tree Expert Co., a Pennsylvania corporation, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Assistant Secretary of Asplundh Tree Expert Co. and is authorized by Asplundh Tree Expert Co. to execute this instrument on its behalf.

Witness my hand and official seal at Willow Grove, Pennsylvania on this the 11th day of October, 2005.

Commission expires: 11/5/2005

Tammy M. Feverston

Tammy M. Feverston Notary Public

Notarial Seal
Tammy M. Feverston, Notary Public
Skippack Twp., Montgomery County
My Commission Expires Nov. 5, 2005
Member, Pennsylvania Association Of Notaries

