WARRANTY DEED

Return To:
Pinnacle Title & Escrow, LLC
2109 Buena Vista Pike
Nashville, TN 37218
(615) 256-3353

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DWAYNE L. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Huddleston	Charles Huddleston	59-24
(NAME) Clarksville Highway	(NAME) 4608 Ashland City Highway	
(ADDRESS) Nashville, TN	(ADDRESS) Nashville, TN 37218	
(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, Florence Elizabeth Nethery and Bryan King, executor Cassandra Joy Jones, heir Thomila Gale Nethery, heir, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Huddleston, 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 Clarksville Highway, 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 our hands this 14th day of October, 2005.

Cassandra Joy Jones (Heir)

Florence Elizabeth Nethery

Thomila Gale Nethery (Heir)

Bryan King (Executor)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Witness my hand and official seal at Nashville, Tennessee this 14th day of October, 2005.

Commission expires:

MY COMMISSION EXPIRES:
March 22, 2008

Notary Public

DWAYNE L. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 10/17/05 13:49 2 pgs
Fees:13.00 Taxes:166.50

20051017-0124992

File No.: 50051

EXHIBIT A

Beginning at the point of intersection of the existing southeast margin of Clarksville Pike and the north boundary of the Wylda J. Parker property; thence with said existing margin northeasterly 204 feet, more or less to a point; thence with the south boundary of the Theodore Lewis, etux property north 75 degrees 21 minutes 55 seconds east 595.53 feet to a point; thence with the existing west margin of Metro R.O.W. south 15 degrees 04 minutes 02 seconds west 68.59 feet to a point; thence with the west boundary of the Robert E. Davis, etux property south 15 degrees 04 minutes 02 seconds west 70.80 feet to a point; thence with the west boundary of the Onie L. Robinson, etux property south 15 degrees 04 minutes 02 seconds 15.86 feet to a point; thence with the proposed south margin of State Route 155, (1) south 77 degrees 32 minutes 12.6 seconds west 60.75 feet, (2) south 57 degrees 41 minutes 11.6 seconds west 215.36 feet, (3) south 69 degrees 04 minutes 50.2 seconds west 84.37 feet to a point; thence with said north boundary north 55 degrees 58 minutes 42 seconds west 198.42 feet to the point of beginning and containing 2.82 acres.

Being the same property conveyed to Thomas H. Nethery and wife, Elizabeth Brewington Nethery, as of record in Book 8188, Page 593, Register's Office for Davidson County, Tennessee.

Taxes for the year 2005 have been prorated and assumed by the Grantee(s); subject to restrictive covenants of record in Book 2908, Page 215; Sanitary and Sewers and/or Storm Drainage of record in Book 7681, Page 282; and any and all easements, setback lines, restrictions, right of ways, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.