WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: October 26, 2008.
(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Davidson County DEEDWARR
Recvd: 12/05/05 08:45 2 pgs
Fees:13.00 Taxes:292.30

20051205-0145481

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pete Carden and Larry Bragg		Map 133-6
(NAME) 1229 Jackson's View Rd.	(NAME) SAME	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	Parcel 167
(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, Jerry M. Camp, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pete Carden and Larry Bragg, 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 231 Wheeler Avenue, Nashville, TN 37211
(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 29th day of November, 2005.

Jerry M. Camp

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Jerry M. Camp, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 29th day of November, 2005.

Commission expires: October 26, 2008

Shanna Ray Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

Tract 1: Being Lot Nos. 22 to 25, both inclusive, on the Map of J. G. Grissim's Wheeler Avenue Addition, being a subdivision of the J.K. Newsom Farm in the 6th District of said county, and described according to a copy of a survey thereof made in April, 1939, by Blanchard & Parrish, Engineers as follows:

Beginning at a point in the south margin of Wheeler Avenue, the common corner of Lot Nos. 21 and 22; thence with the line between said lots southerly 204 feet to a point; thence easterly 100 feet to the common corner of Lot Nos. 25 and 26; thence with the line between said lots northerly 215.2 feet to the southerly margin of Wheeler Avenue, thence with the margin of same westerly 50 feet to the corner of Lot Nos. 23 and 24 and continuing along the southerly margin of said avenue in a westerly direction around a turn in said avenue, to the common corner of Lot Nos. 22 and 23, and continuing to said avenue, in a southwesterly direction 51.8 feet to the point of beginning.

Tract II: Being westerly 15 feet of Lot 26 on the unrecorded plan of J.G. Grissim's Wheeler Avenue Addition, being a subdivision of the J.K. Newsom Farm, 6th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Wheeler Avenue at the corner of Lots 25 and 26, thence with a line between said lots southerly 215.2 feet; thence easterly 15 feet to a point in the west line of property conveyed to P.W. Edmondson and wife, of record in Book 1536, Page 15, and re-recorded in Book 1711, Page 153, from J.E. Cochran and wife, Cornelia B. Cochran; thence northerly 215 feet, more or less, to a point in the southerly margin of Wheeler Avenue, thence with said avenue, westerly 15 feet to the point of beginning.

Being the same property conveyed to Charles E. Scott by deed from Jerry M. Camp as filed of record in Instrument No. 20031008-0149477 and further conveyed back to Jerry M. Camp by Quitclaim Deed from Charles E. Scott filed of record 07/01/2005 in Instrument No. 20050701-0076380, Register's Office of Davidson County, Tennessee.

Subject to a 20 foot permanent sanitary sewers and/or storm drainage easement as shown of record in Book 4224, Page 131, Register's Office of Davidson County, Tennessee.

Subject to a 10 foot temporary construction easement along rear of said property as shown of record by survey dated 11/21/2005 by John Kohl & Company, P.C.