25868

WARRANTY DEED #7980

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$300,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **6TH** DAY OF **MARCH, 2006**

Notary Public

MY COMMISSION EXPIRES: **August 20, 2007.**
(AFFIX SEAL)

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Davidson County DEEDWARR
Recvd: 03/07/06 10:46 3 pgs
Fees:18.00 Taxes:1110.00
20060307-0026179

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dirty Car, LLC	**OWNER**	**149-00-0-200.00**
(NAME)	(NAME)	
510 Dobson Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **Barbara Rose Dobson and Constance Marlene Ferrell and Bonnie Jean Gardner and Carole Vivienne Anderson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dirty Car, LLC**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Land lying and being in the 2nd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by James L. Murphy, Jr. & Co., Engineers, September 8, 1967, as follows, to-wit:

Beginning at a point in the westerly margin of Bell Road, said point being 655.25 feet more or less from Murfreesboro Pike as measured in southerly direction along the westerly boundary of the said Bell Road; thence north 80° 28' 10" west 621.98 feet to a point; thence south 12° 22' 35" west 166.37 feet to a point; thence south 39° 29' 57" east 172.61 feet to a corner post; thence south 82° 52' 46" east 280.50 feet to a point; thence south 75° 59' 16" east 247.00 feet to a point in the westerly margin of Bell Road; thence in a northerly direction along the westerly margin of Bell Road 288.35 feet to the point of beginning.

Less the portions of the above property previous conveyed as described in the following paragraphs. The above description contains approximately 3.8617 acres. The previously conveyed properties contained approximately 2.15 acres. The property subject to the current conveyance is approximately 1.71 acres.

Excluded portion #1:
Included in the above property description but excluded because it has been previously conveyed is that portion conveyed to Burch Anderson, Jr., and Carole C. Anderson as recorded in Deed Book 4886, Page550, in the Register's Office for Davidson County, Tennessee. The description of this previously conveyed and hereby excluded land is:
Beginning at a point located on the west right-of-way line of Bell Road and said point also being 799.42 feet, more or less, south of Murfreesboro Pike; thence leaving said right-of-way north 77° 54' 59" west 227.73 feet to a point; thence north 73° 21' 48" west 409.78 feet to a point; thence south 12° 22' 35" west 83.19 feet to a point; thence south 39° 29' 57" east 172.61 feet to a point; thence south 82° 52' 46" east 280.5 feet to a point; thence south 75° 59' 16" east 247.0 feet to a point on the west right-of-way of Bell Road; thence north along said right-of-way 144.18 feet along a curve to the right having a radius of 1949.86 feet to the point of beginning and containing 2.15 acres more or less

Excluded Portion #2

Included in the above property description but excluded because it has been previously conveyed is that portion conveyed to the State of Tennessee as recorded in Deed Book 10255, Page 428, in the Register's Office for Davidson County, Tennessee. The description of this previously conveyed and hereby excluded land is:

Beginning at a point on the west existing margin of Bell Road, said point being the point of intersection between the common property line between James M. Lenahan and the subject property with the west existing margin of Bell Road; thence with the said existing margin of Bell Road northerly 81 feet more or less to a point 42.34 feet left of centerline survey station 93+42.68, said point being the point of intersection with the west proposed margin of State Project No. 19057-2212-14; thence with said proposed margin a 1804.95 foot radius curve left 80.33 feet to James M. Lenahan north property line; thence with said property line South 73° 25' 13" east 0.46 feet to the point of beginning, containing 39 square feet.

The property subject to this conveyance is approximately 1.71 acres and being part of the same property conveyed to Forest E. Charlton and wife, Verna C. Charlton by deed from Audrey Charlton Sanders of record in Book 4183, Page 898, Register's Office for Davidson County, Tennessee.

Together with private easement for sewer as of record in Book 7046, Page 758, said Register's Office.

Being the same property conveyed to Forest G. Charlton and wife, Verna G. Charlton by deed of record in Book 4183, Page 898, Register's Office for Davidson County, Tennessee. Forest Charlton predeceased Verna G. Charlton. Said property is vested in Barbara Rose Dobson and Constance Marlene Ferrell and Bonnie Jean Gardner and Carole Vivienne Anderson, as the heirs at law of Verna G. Charlton. Reference deed of record in Book 11001, Page 558, Register's Office for Davidson County, Tennessee for additional information.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **519 Bell Road, Antioch, TN 37013**

(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/our hand(s)** this **6th day of March, 2006**.

Bonnie Jean Gardner
Bonnie Jean Gardner

Barbara Rose Dobson
Barbara Rose Dobson

Carole Vivienne Anderson
Carole Vivienne Anderson

Constance Marlene Ferrell
Constance Marlene Ferrell

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 **Barbara Rose Dobson and Contance Marlene Ferrell and Bonnie Jean Gardner and Carole Vivienne Anderson** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 6th day of March, 2006.

Commission expires: 8/20/07

Notary Public

ROGER SPROCHI
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TN