WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/04/06 12:00 2 pgs
Fees:13.00 Taxes:952.75

20060504-0051977

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00

Domingo A. Carletello
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2006.

Susan B. Mott
Notary Public

MY COMMISSION EXPIRES: 1-16-08
(AFFIX SEAL)

Susan B. Mott Notary Public Tennessee Williamson County

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027

hp0048

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Domingo A. Carletello	Same	091-00-0 042.00
(NAME)	(NAME)	
8243 River Rd.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(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, **Joe Gower**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Domingo A. Carletello and Donnie Thompson**, 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:

Land in Davidson County, Tennessee, described as follows:

TRACT NO. 1

Being part of Blocks "A", "B", and "C" of Plan No. 2 of West Nashville, as of record in Book 57, page 172, Register's Office for said County, described according to a map made by John Wilkes Civil Engineer, April 15, 1927, as follows:

Beginning at an iron pin in the easterly margin of 51st Avenue, North, formerly 10th Street, at the Northwest corner of a tract of land conveyed to Nashville Warehouse and Elevator Corporation by J. H. Hale & Sons by deed of record in Book 777, page 155, running thence easterly with the northerly line of said tract as follows: East 72.5 feet to a point 8 feet north of the center of Tract No. 13; thence parallel with Tract No. 13 and 8 feet distant from the center thereof 420.5 feet to an iron pin, 6 feet westwardly from the Shed of Elevator "B"; thence at right angles northwardly 4-1/2 feet to an iron pin; thence easterly and parallel with the Shed of Elevator "B" 97.5 feet to an iron pin; thence at right angles southwardly 4-1/2 feet to an iron pin situated 8 feet northwardly from center line of Tract No. 13; thence eastwardly and parallel with said Tract 244 feet to an iron pin; thence parallel with the end of Warehouse and 10 feet therefrom, northwardly 61.7 feet to an iron pin; thence eastwardly and parallel to Tract No. 8, and 8 feet from the center thereof, 83 feet to an iron pin; thence on a curve and parallel to said Tract 112.9 feet to an iron pin; thence westwardly crossing said Tract No. 8 and then running parallel thereto, 637.7 feet to an iron pin, to northeast corner of triangular strip of land conveyed to J. Briggs McLamore and wife to Nashville, Chattanooga & St. Louis Railway by deed in Book 342,page 442, Register's Office for Davidson County, Tennessee; thence southerly with the east line of said triangular strip 16 feet; thence westerly with the south line of said strip 189 feet to an iron pin in the right of way line of the N.C. & St. L. Ry.; thence in the westerly direction 228-1/2 feet to an iron pin in the easterly margin of 41st Avenue, North; thence south with the east margin of said Avenue south 5 degrees 30 minutes west 204.6 feet to the beginning.

TRACT NO. 2

A tract of land in the 8th formerly the 12th Civil District of Davidson County, Tennessee, being part of Blocks "A", "B" and "C" of Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County, described more particularly as follows:

Beginning at an iron pin the easterly margin of 51st Avenue, North 371.3 feet northerly from the southerly margin of Louisiana Avenue (which pin marks the intersection of said easterly margin of 51st Avenue, North and the present common boundary line between the properties of the Pillsbury Company (former name Pillsbury Mills, Inc.) and Continental Grain Company, said common boundary line being the southerly line of the properties of said The Pillsbury Company and the northerly line of the properties of said Continental Grain Company; thence, north 92 degrees, 21 feet east along said boundary line a distance of 72.5 feet to an iron pin 8 feet (measured perpendicularly) north of the center line of Louisville and Nashville Railroad Company Tract No. 10 (formerly Tract No. 13); thence, north 85 degrees 31' east along said common boundary line a distance of 352.6 feet to a hub; thence south 5 degrees

44' east, a distance of 20 feet to an iron pin located 8.5 feet (measured perpendicularly)north of the center line of the Louisville and Nashville Railroad Company Tract No. 11 (formerly Tract No. 14); thence south 85 degrees, 31' west and 8.5 feet (measured perpendicularly) north of the center line of said Tract No. 11 a distance of 425 feet to a hub at the point of intersection with the easterly margin of 51st Avenue, North, a distance of 16 feet to the point of beginning,.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM is that portion thereof described in the deed from Centennial Tape Corporation to William Ray Batey of record in Book 10452, page 445, as corrected in Book 10466, Page 852, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Being the same property conveyed to Joe Barnes and Jo Gower by Warranty Deed from Centennial Tape Corp. dated June 3, 1997, and recorded June 4, 1997 in Book 10479, Page 117 and further conveyed to Joe Gower by virtue of Quitclaim deed from Joe Barnes dated October 26, 2005 and recorded October 26, 2005 of record in Instrument No. 20051026-0129351, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1410 51st Avenue North, Nashville, TN 37209
(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 28th day of April, 2006.

Joe Gower

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe Gower the 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 purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of April, 2006.

Commission expires: 1-16-08

Susan B. Mott
State of Tennessee Notary Public
Williamson, County

Notary Public

RETURN TO:

HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027