WARRANTY DEED

321.15
1.00
34.15

Davidson County DEEDWARR
Recvd: 05/15/06 10:46 2 pgs
Fees:13.00 Taxes:321.90

20060515-0056585

TABATHA EDWARDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TANNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: November 24, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title & Escrow, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Strader	Matthew Strader	133-02-0119.00
(NAME)	(NAME)	
8465 Old Nashville Hwy	8465 Old Nashville Hwy	
(ADDRESS)	(ADDRESS)	
Pegram, Tn 37143	Pegram, Tn 37143	
(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, **Bonnie Rogers Parsons**, widow HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Strader**, unmarried 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 240 Antioch Pike, Nashville, TN 37210
(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 May, 2006.

Bonnie Rogers Parsons

STATE OF TANNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Bonnie Rogers Parsons the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposed therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of May, 2006.

Commission expires: November 24, 2007

TABATHA EDWARDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Tabatha Edwards
Notary Public

EXHIBIT A

Being the Southerly part of lots Nos. 6 and 7 on the plan of the subdivision of the real estate of Hinchey Petway, deceased, as of record in minute Book "I", page 442, Chancery Court at Nashville, being lot no. 7 on the unrecordedmap of A.C. Roth's subdivision, described according to a survey made by Z.J. Wilkinson, Surveyor, May 3, 1940, as Follows:

Beginning at a point 300 feet West of the Northwest corner of Antioch Pike and Wingate Avenue: Thence with the Northerly margin of said Pike, Westwardly 50 feet to the corner of Lots Nos, 7 and 8: Thence with the line between said two lots, Northwardly 165.7 feet; Thence Eastwardly 50 feet to the corner of Lots Nos. 7 and 6; Thence with the line between said two Lots, Southwardly 166.6 feet to the northerly margin of Antioch Pike, said point of beginning.

Included in but expressly excluded from this conveyance is that portion of land described as follows:

A strip or parcel of land in the 30th Councilmanic District of Metropolitan Government of Nashville & Davidson County, Tennessee, Tennessee, being a part of the Southerly part of Lot Nos. 6 & 7 on the plan of the Subdivision of the real estate of Hinchey Petway, deceased, as of record in Minute Book 1, page 442, Chancery Court at Nashville, being part of Lot No. 7 on the unrecorded Map of A.C. Roth's Subdivision and described as follows:

Beginning at a point 300 feet West of the present Northwest corner of Antioch Pike and Wingate Avenue; thence with the present Northerly margin of said Pike, Westwardly 50 feet to the corner of Lot Nos. 7 & 8; thence North 2 deg. 43' East 2.58 feet with the line between said two Lots to a point on the new relocated Northerly margin of Antioch Pike; thence South 85 deg. 29' 51" East 50.02 feet along the new relocated Northerly margin of Antioch Pike, the same being parallel to and 30 feet North of the new relocated centerline of said Pike to a point on the Lot line between Lot Nos. 6 & 7; thence South 2 deg. 43' West 1.02 feet with the line between said two Lots to a point on the present Northerly margin of Antioch Pike, said point of beginning.

Being a part of the same property conveyed to O.R. Parsons and wife, Bonnie Rogers Parsons by Deed from E. B. Woodroof and wife, Hazel M. Woodroof dated June 27th, 1946 and filed for record in Book 1392, page 166 Register's Office for Davidson County, Tennessee. O.R. Parsons having since died leaving property vested to Bonnie Rogers Parsons as surviving tenant.

Subject to any and all matters as shown on the Plan of Record in Plat Book 1, page 442, Register's Office for Davidson County, Tennessee.

Restrictive covenants/declarations of covenants, conditions and restrictions contained in instrument of record in Book 1118, page 675, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulation, building restrictions and setback lines if any easements and rights of way for public utilities.