WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/27/06 16:04 3 pgs
Fees:18.00 Taxes:5624.00

20060627-0076956

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Frank McAlpine	Robert Frank McAlpine	145-00-0-133
(NAME)	(NAME)	
1709 Tyne Blvd.	1709 Tyne Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, Robert Randolph Blake and wife, I. Elaine Blake, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Frank McAlpine and Hal G. Cato as tenants in common, 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 1709 Tyne Blvd., Nashville, TN 37215
(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 26th day of June, 2006.

Robert Randolph Blake

I. Elaine Blake

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Randolph Blake and I. Elaine Blake, the within named bargainors, 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 Office, this 26th day of June, 2018.

Notary Public

My Commission Expires:



PROPERTY DESCRIPTION

LAND IN THE 34TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT 2 ON THE REVISED BLAKE SUBDIVISION RECORDED IN INSTRUMENT NO. 20060607-0067539, REGISTER'S OFFICE FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE EAST RIGHT OF WAY OF TYNE BOULEVARD AT THE NORTHWEST CORNER OF KIMBERLY ESTATES, SECTION 2, RECORDED IN BOOK 5190, PAGE 613, R.O.D.C.;
THENCE ALONG SAID EASTERLY RIGHT OF WAY N 22° 31' E, 12.01 FEET;
THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1457.39 FEET, A DISTANCE OF 88.14 FEET;
THENCE S 71° 55' 47" E, 10.0 FEET;
THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1467.39 FEET, A DISTANCE OF 307.36 FEET;
THENCE N 83° 55' 47" W, 10 FEET;
THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1457.39 FEET, A DISTANCE OF 87.65 FEET;
THENCE LEAVING SAID RIGHT OF WAY N 64° 00' 17" E, 172.55 FEET;
THENCE S 85° 47' 09" E, 336.43 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF LOT 3 ON THE PLAN OF KIMBERLY ESTATES RECORDED IN BOOK 5210, PAGE 170, R.O.D.C.;
THENCE WITH SAID LOT 3 S 25° 43' 23" W, 342.84 FEET TO AN IRON PIN;
THENCE ALONG THE NORTH LINE OF SAID KIMBERLY ESTATES, SECTION 2, N 88° 42' W, 494.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.27 ACRES, MORE OR LESS.

Being part of the same property conveyed to ROBERT RANDOLPH BLAKE AND WIFE, I. ELAINE BLAKE, by deed from WILLIAM MCALISTER BLACKIE AND WIFE, VAN METER PROCTOR BLACKIE, of record in Book 7344, page 146, dated August 31, 1987, said Register's Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED