WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/11/07 13:37 2 pgs
Fees:13.00 Taxes:1618.75
20070511-0056847

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN. My Commission Expires 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Westside Title, Inc., 531 Rivergate Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Baron and Glynn J. Dowdle	SAME	Map 134 Parcel 205.00
(NAME) 652 Old Ezell Rd.	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(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, I, **MICHAEL D. BARON,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GLYNN J. DOWDLE,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, **A ONE-HALF (1/2) UNDIVIDED INTEREST** IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land in the Second Civil District of Davidson County, Tennessee, and located in the southeastern quadrant of Old Ezell Road and Donelson Pike, and being more particularly described as follows:

Beginning on a concrete monument located and on the south margin of Old Ezell Pike (40' right of way), said concrete monument being easterly along said margin 70 feet more or less from the centerline of Donelson Pike, and said pin being the northwest corner of the herein described tract thence;
Continuing along said south margin of Old Ezell Road S 88-45-00 E a distance of 160.00 feet to a concrete monument being the northeast corner of the herein described tract, and said concrete monument being the northwest corner of Wallace as evidenced in Deed Book 7253, page 477, Register's Office of Davidson County, Tennessee, (RODC); thence;
Leaving said margin and continuing along the western line of Wallace S 02-00-00 E a distance of 205.50 feet to a concrete monument being the southeast corner of the herein described tract, said concrete monument being on the north line of Airpark West Properties as evidenced in Deed Book 6204, page 109 (RODC), thence;
Leaving said line and continuing along the northern line of Airpark West Properties N 88-45-00 W a distance of 150.00 feet to a concrete monument being the southwest corner of the herein described tract, thence;
Continuing along the eastern line of Airpark West Properties N 04-46-26 W a distance of 206.31 feet to a concrete monument, the beginning, according to a survey by Jesse E. Walker, RLS, PE dated 11-19-93.

Being the same property conveyed to Ezell House Partnership, a Tennessee general partnership composed solely of Michael D. Baron and Douglas B. Durr as general partners, by deed of record in Book 9171, page 275, Register's Office for Davidson County, Tennessee. Pursuant to a Certificate of Partnership, Ezell House Partnership of record in Instrument No. 20020503-0054754, Register's Office for Davidson County, Tennessee, Michael D. Baron and Nancy Baron are the sole partners of Ezell House Partnership. Further being the same property conveyed to Michael D. Baron by quitclaim deed from Ezell House Partnership, of record in Instrument No. 20070511 0056846, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

This is commercial property and is not the principal residence of the grantor herein.

unimproved ☐

This is improved ☒ property, known as 652 OLD EZELL ROAD, NASHVILLE, TN 37217

(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 8th day of May, 2007.

MICHAEL D. BARON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael D. Baron, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of May, 2007.

Commission expires: February 10, 2008

Larry D. Craig Notary Public

LARRY D. CRAIG
NOTARY
PUBLIC
CHEATHAM COUNTY

My Commission Expires FEB. 10, 2008