# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$310,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-21-09
(AFFIX SEAL)

MICHAEL J. PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Michael J. Philbin
My Commission Expires
March 21, 2009

**THIS INSTRUMENT WAS PREPARED BY**
**MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Beqir Potka** | **Beqir Potka** | **94-80** |
| (NAME) | (NAME) | |
| **1455 Lebanon Road** | **1455 Lebanon Road** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37210** | **Nashville, TN 37210** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Thomas W. Beasley**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beqir Potka**, HEREINAFTER CALLED THE GRANTEE, HIS 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"** FOR LEAGAL DESCRIPTION

BEING the same property conveyed to Thomas W. Beasley by Quitclaim Deed from Darlene Wood, Trustee of record in Instrument Number 20060306-0025383, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **1455 Lebanon Road, 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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 1st day of June, 2007.

Davidson County DEEDWARR
Recvd: 06/05/07 14:18 3 pgs
Fees:18.00 Taxes:1147.00
20070605-0067090

Thomas W. Beasley

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 Thomas W. Beasley, the bargainor, 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 1ST DAY OF JUNE, 2007.

Commission expires: 3-21-09

Notary Public




Michael J. Philbin
My Commission Expires
March 21, 2009

**EXHIBIT A**
**LEGAL DESCRIPTION**

Beginning at a mark in a concrete wall situated in the southern right of way of Lebanon Pike and the eastern right-of-way of the CSX railroad, said point also being the northwest corner of the described property, as recorded in Instrument # 200603060025383, ROD C, TN.;

Thence, along said road, North 78 degrees 50 minutes 30 seconds East, a distance of 41 29 feet to an iron rod;

Thence with a curve to the left, having a delta angle of 104 degrees 49 minutes 08 seconds, a radius of 25 00, a chord bearing South 48 degrees 44 minutes 56 seconds, a distance of 39.62 feet to an iron rod in the west right-of-way of Spence Lance;

Thence with said road, South 03 degrees 39 minutes 38 seconds West, a distance of 541 86 feet to an iron rod in the east right-of-way of the CSX railroad;

Thence with said right-of-way, North 03 degrees 39 minutes 19 seconds East, a distance of 560.03 feet to the point of beginning and containing 20,479 square feet or 0.47 acres of land more or less.

Being the same property conveyed to Thomas W. Beasley by Quitclaim Deed from Darlene Wood, Trustee, of record as Instrument No. 20060306-0025383 Register's Office for Davidson County, Tennessee.