WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/17/07 14:08 2 pgs
Fees:13.00 Taxes:4625.00
20070717-0085115

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson) 07-05-042- C

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th day of July, 2007

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
STEVE C. ASBURY	NEW OWNER	92-11
(NAME)	(NAME)	92.00
1201 Villa Place, Ste 201		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MICHAEL A. MYERS**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STEVE C. ASBURY, married.**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land lying on the north margin of Charlotte Avenue and the West margin of 23rd Avenue North and being lots 44, 45, 46, 47, 48, and 49 and a 12 foot alley, as shown the plan of Burlington heights subdivision of part of Elliston property, a plan of which is of record in Plat Book 332, Page 13, in the Register's Office for Davidson County, Tennessee, said alley being formerly known as alley No. 925 on the official street map of the city of Nashville which was closed August 2, 1960 by council bill No. 60-119, to which plat reference is hereby made and as more fully described according to a boundary and as-built survey by Michael V. Holmes, Tennessee registered land surveyor, No. 213, dated June 30, 1997, and revised June 25, 2007, as follows:

Beginning at an iron pin in the northwesterly intersection of said Charlotte Avenue and 23rd Avenue North, said point being the southeasterly corner of said lot 44;

(1) Thence along said margin of Charlotte Avenue, South 70°39'52" West 323.70 feet to an iron pin, said pin being the southeast corner of said lot 49, and the southeast corner of the state of Tennessee property ("state's property"), as recorded in deed Book 3982, Page 270, in said register's office;

(2) Thence leaving said margin of Charlotte Avenue, along the East line of state's property, North 03°01'47" West, 156.65 feet to an iron pin the northwest corner of said lot 49 and the southwest corner of the Tennessee department of transportation property (T.D.O.T.), as recorded in deed Book 999, Page 611, in said Register's Office;

(3) Thence along the North line of said lot 49 and the South line of said T.D.O.T.'s property, North 70°39'52" East, 13.53 to an iron pin;

(4) Thence continuing along said lines North 02°39'05" West, 12.68 feet to an iron pin in the South line of said T.D.O.T.'s property, and the Northwest corner of said alley;

(5) Thence along said line of T.D.O.T.'s property and the North line of said alley, North 70°39'52" East, 262.50 feet to an iron pin along said margin of 23rd Avenue North and being the Southeast corner of said T.D.O.T.'s property;

(6) Thence along said margin of 23rd Avenue North, South 19°21'07" East, 162.50 feet to the point of beginning for this tract, thus containing 48,568.962 square feet or 1.115 acres.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Subject property is commercial property and is not now nor has ever been grantors principal place of residency.

(*)

BEING unimproved ☐

Improved ☒ property known as: 2300 Charlotte Avenue, Nashville, TN, 37203.

(House Number) (Street) (City or Town) (State) (Zip)

(*) BEING all the same property conveyed to MICHAEL A. MYERS, by Deed from NATIONAL SERVICE INDUSTRIES, INC., A GEORGIA CORPORATION, of record in Book 10381, Page 168, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 16th day of July, 2007.

MICHAEL A. MYERS

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 **MICHAEL A. MYERS**, the bargainor(s), 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 Brentwood, Tennessee, this 16th day of July, 2007.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETE WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, PETE WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

GLEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON