Davidson County DEEDWARR
Recvd: 05/05/08 09:57 2 pg
Fees:13.00 Taxes:1757.50

20080505-0045780

(2)

WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

(X) _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 2008.

_____
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Will Connor	SAME	Part of: Map 129-2, Parcel 45 and
(NAME) 3806 Alton Place Northwest	(NAME) Same	Map 129-6, Parcels 3, 7, 9, 10, 11, 12, 21, 30, 31, 50, 51 and 57
(ADDRESS) Washington, DC 20016	(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, WE, **WILLIAM ALLEN CARGILE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILL CONNOR AND WIFE, KIM MATTHEWS,** 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:

LAND LOCATED IN THE 23RD COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE MARGIN OF CLEARBROOK DRIVE, SAID LAND BEING TRACT NO. 4 OF THE ALLEN CARGILE PROPERTY DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 11-14-07 BY CAMPBELL, MCRAE & ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. R.L.S.#1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE MARGIN OF A 50 FOOT RADIUS CUL-DE-SAC OF CLEARBROOK DRIVE, SAID ROD BEING THE NORTHWEST CORNER OF LOT 109, WEST MEADE PARK, INC., SECTION ONE (BOOK 2900, PAGE 103 R.O.D.C., TN.) OWNED BY JAMES P. WILSON (INSTRUMENT # 20050826-0102282 R.O.D.C., TN.); THENCE WITH THE MARGIN OF SAID CLEARBROOK DRIVE, WITH A CURVE TO THE LEFT THAT HAS A RADIUS OF 50 FEET, A CHORD BEARING AND DISTANCE OF N 41°38'39" W 86.74 FEET FOR AN ARC LENGTH OF 105.00 FEET TO AN IRON ROD (NEW) AT THE CORNER OF TRACT NO. 3 OF PART OF THE ALLEN CARGILE PROPERTY FROM A SURVEY OF THIS SAME DATE; THENCE LEAVING SAID CLEARBROOK DRIVE WITH SAID TRACT NO. 3 N 08°51'44" E 203.51 FEET TO AN IRON ROD (NEW) ON THE SOUTHERLY MARGIN OF A 50 FOOT WIDE INGRESS / EGRESS AND PUBLIC UTILITY EASEMENT THAT SERVES THIS AND OTHER TRACTS; THENCE CONTINUING WITH SAID TRACT NO. 3 N 19°44'03" W, PASSING AN IRON ROD (NEW) ON THE NORTHERLY MARGIN OF SAID EASEMENT AT 50.01 FEET, FOR A TOTAL DISTANCE OF 390.72 FEET TO AN IRON ROD (NEW); THENCE, CONTINUING WITH SAID TRACT NO. 3 N 59°26'28" E 169.24 FEET TO AN IRON ROD (NEW) IN THE REAR LINE OF LOT NO. 8, WEST MEADE FARMS INC., SEC. 4 (BOOK 1835, PAGE 94 R.O.D.C., TN.) OWNED BY RICHARD ROGNEHAUGH (INST. # 20020403-0040380 R.O.D.C., TN.); THENCE WITH SAID LOT NO. 8 S 30°30'17" E, PASSING THE CORNER OF LOT NO. 9 OF SAID WEST MEADE FARMS OWNED BY MARK SHELL (BOOK 7972, PAGE 948 R.O.D.C., TN.) FOR A TOTAL DISTANCE OF 276.52 FEET TO A CONCRETE MONUMENT (OLD) AT A CORNER TO LOT NO. 10 OF SAID WEST MEADE FARM, SEC. 4 OWNED BY JAMES DAVIDSON (INSTRUMENT # 2001102-0106596 R.O.D.C., TN.); THENCE WITH SAID LOT NO.10 S 41°24'46" E 432.90 FEET TO A CONCRETE MONUMENT (OLD) AT A COMMON CORNER TO SAID LOT NO. 10 AND TO LOT NO. 11, WEST MEADE FARMS, INC., SEC. 5 (BOOK 2133, PAGE 37 R.O.D.C., TN.) OWNED BY DAVID CARTWRIGHT (INSTRUMENT # 20010801-0081409 R.O.D.C., TN.) AND TO METRO GOVERNMENT LAND (BOOK 4056, PAGE 975 R.O.D.C., TN.); THENCE WITH SAID METRO GOVERNMENT LAND S 37°46'00" W 59.74 FEET TO AN IRON ROD (OLD); THENCE N 56°00'50" W 50.19 FEET TO AN IRON ROD (NEW);

THENCE S 37°48'41" W 98.56 FEET TO AN IRON ROD (NEW); THENCE S 47°35'14" E 75.69 FEET TO A CONCRETE MONUMENT (OLD) AT A CORNER TO LOT NO. 103 OF SAID WEST MEADE PARK, SECTION ONE OWNED BY GAVIN JOHNSON (INSTRUMENT # 20001004-0098327 R.O.D.C., TN.); THENCE WITH SAID LOT NO. 103 S 26°44'11" W 113.50 FEET TO AN IRON ROD (OLD) AT A CORNER TO SAID LOT NO. 109 OF WEST MEADE PARK, INC., SECTION ONE; THENCE WITH SAID LOT NO. 109 N 71°43'11" W 295.33 FEET TO THE POINT OF BEGINNING CONTAINING 217800.17 SQ. FT. OR 5.00 ACRES MORE OR LESS, ALSO BEING A PORTION OF TRACT 1, AS SHOWN ON PLAN OF SUBDIVISION NO. 2007S-299U-07 RECORDED IN INSTRUMENT NO. 20071113-0133008, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE PROPERTY CONVEYED TO WILLIAM ALLEN CARGILE BY SPECIAL WARRANTY DEED FROM THIRD NATIONAL BANK IN NASHVILLE RECORDED DECEMBER 31, 1992 IN BOOK 8829, PAGE 682, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Instrument #20071113-013308 and Book 2331, Page 102, 2331, page 103, Book 2900, page 103, Book 2900, page 104, Book 3300, page 68, Book 3300, page 69, Book 2331, page 111, Book 3106, page 22 and Book 1835, page 94, said Register's Office; (c) restrictive covenants of record in Book 3102, page 381, Book 3401, page 611 and Book 3508, page 382, said Register's Office; and (d) Declaration of Restrictive Covenants of Jocelyn Hills of record in Instrument No. _____ - _____, said Register's Office.

unimproved ☒
This is improved ☐ property, known as 0 Jocelyn Hills, Tract 4, Nashville, TN 37205
(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 2nd day of May, 2008.

William Allen Cargile

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 William Allen Cargile , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of May, 2008.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
NOV. 7, 2011

Notary Public