Davidson County DEEDWARR
Recvd: 09/05/08 10:32 2 pg
Fees:13.00 Taxes:5439.00
20080905-0091075

File No. 280800307

# WARRANTY DEED

Return To: File Box 9-B
First Title & Escrow

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 1-20-09
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Stewart | NEW OWNER | 066-00-0-113.00 |
| (NAME) | (NAME) | |
| 8243 River Road Pike | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Domingo A. Carletello and wife, Stacy Carletello,** , hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **James Stewart and wife, Cheryl Stewart**, hereinafter called the grantee(s), heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, described as follows, to-wit:

TRACT 4

BEGINNING AT AN IRON PIN IN THE RIGHT- OF-WAY OF RIVER ROAD PIKE, SAID PIN BEING THE SOUTHWEST CORNER OF DESCRIBED TRACT AND ALSO BEING SOUTH 46 DEGREES 10 MINUTES 07 SECONDS EAST 302.68 FEET FROM THE SOUTHEAST CORNER OF DAVIDSON COUNTY PROPERTY MAP 66 PARCEL 33; THENCE NORTH 11 DEGREES 30 MINUTES 00 SECONDS EAST 657.36 FEET TO AN IRON PIN; THENCE NORTH 56 DEGREES 30 MINUTES EAST 762.61 FEET TO AN IRON PIN; THENCE NORTH 11 DEGREES 30 MINUTES 00 SECONDS EAST 1385.96 FEET TO AN IRON PIN; THENCE SOUTH 78 DEGREES 30 MINUTES 00 SECONDS EAST 82.68 FEET TO AN IRON PIN; THENCE NORTH 11 DEGREES 30 MINUTES 00 SECONDS EAST 1454.32 FEET TO AN IRON PIN; THENCE NORTH 78 DEGREES 30 MINUTES 00 SECONDS WEST 82.00 FEET TO AN IRON PIN; THENCE NORTH 11 DEGREES 30 MINUTES 00 SECONDS EAST 436.85 FEET TO A POINT IN THE CUMBERLAND RIVER (PASSING AN IRON PIN AT 291.47 FEET); THENCE SOUTH 77 DEGREES 37 MINUTES 39 SECONDS EAST 265.02 FEET TO A POINT; THENCE SOUTH 11 DEGREES 19 MINUTES 20 SECONDS WEST 3745.88 FEET (PASSING AN IRON PIN AT 114.36 FEET) TO AN IRON PIN; THENCE NORTH 78 DEGREES 02 MINUTES 36 SECONDS WEST 637.69 FEET TO AN IRON PIN; THENCE SOUTH 11 DEGREES 03 MINUTES 13 SECONDS WEST 342.95 FEET TO AN IRON PIN; THENCE NORTH 78 DEGREES 01 MINUTES 31 SECONDS WEST 96.30 FEET TO AN IRON PIN; THENCE SOUTH 11 DEGREES 30 MINUTES 00 SECONDS WEST 448.90 FEET TO AN IRON PIN; THENCE NORTH 42 DEGREES 12 MINUTES 41 SECONDS WEST 58.74 FEET TO AN IRON PIN; THENCE WTH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 56 MINUTES 01 SECONDS, A RADIUS OF 2869.21 FEET, A LENGTH OF 46.75 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 42 DEGREES 40 MINUTES 41 SECONDS WEST AND 46.75 FEET TO THE POINT OF BEGINNING CONTAINING 25.28 ACRES.

Being the same property conveyed to Domingo A. Carletello and wife, Stacy Carletello, by Quitclaim Deed dated September 10, 2004 from **Domingo A. Carletello and Stacy Carletello, husband and wife, Curtis M. Groves and Faith J. Groves, husband and wife, and David W. Duke, III, and Kayce M. Duke, husband and wife, of record in Instrument No. 20040915-0111410,** Register's Office for Davidson County, Tennessee.

Taxes for the year 2008 and subsequent years, a lien, not yet due and payable. All prior years are paid.

Subject to Restrictive Covenants or record in Instrument No. 20040915-0111410, Register's Office for Davidson County, Tennessee.

Maintenance Easement of record in Instrument No. 20040917-0112091, and Instrument No. 20051214-0150258, Register's Office for said County.

Notice of Completion of record in Instrument No. 20060612-0069878, Register's Office for Davidson County, Tennessee.

Application for Greenbelt Assessment-Agricultural of record in Instrument No. 20070305-0026643, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 8243 River Road Pike, Nashville, TN 37209

(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(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 28th day of August, 2008.

Domingo A. Carletello

Stacy Carletello

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Domingo A. Carletello and Stacy Carletello, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 28th day of August, 2008.

Commission expires: 1-20-09

Notary Public

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**File Number: 280800307**

**RETURN TO:**