Dav. Co. File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090031435 DEEDWARR
Recvd: 05/12/09 13:20 4 pgs
Fees:23.00 Taxes:3237.50
20090512-0043671

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$875,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~May 23, 2009~~ 1/23/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paula J. Burtch **And** **Peggy J. Rouillier**	New Owners	**091-10-0-055.00**
(NAME) **7242 Old Harding Pike**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(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, **GROVES & PARRIS, LLC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paula J. Burtch, and Peggy J. Rouillier, tenants in common with rights of survivorship,** 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:

Legal Description

See attached Exhibit "A"

Being the same property conveyed to Groves & Parris, LLC by deed from David G. Patterson, Jr., and Bruce G. Davis of record in Instrument No. 20080513-0049229, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **5700 Leslie Avenue, Nashville, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Property also known as 5610 Leslie Avenue of record in Tax Assessors Office for Davidson County.

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 **11th day of May, 2009**.

GROVES & PARRIS, LLC.

By: Curtis M. Groves, Managing Member

By: James R. Parris, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Curtis M. Groves and James R. Parris ,** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to b e the Managing Member and Member of **Groves & Parris, LLC**. the within named bargainor(s) and corporation and that they as such Managing Member and Member being authorized so to do, executed the forgoing instrument for the purposes therein contained by signing the name of the corporation by the said **Curtis M. Groves and James R. Parris**, as such Managing Member and Member, and that they executed the same as their free act and deed

Witness my hand and official seal at Nashville, Tennessee this 11th day of May, 2009.

Commission expires: May 23, 2009

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public

EXHIBIT "A"

PROPERTY DESCRIPTION

LAND IN THE 20TH COUNCILMANIC DISTRICT OF NASHVILLE , DAVIDSON COUNTY , TENNESSEE, BEING PART OF BLOCK 41 OF THE B.F. COCKRILL FARM SUBDIVISION, RECORDED IN BOOK 161, PAGE 134, REGISTER'S OFFICE FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF LESLIE AVENUE AND THE EAST RIGHT OF WAY OF SNYDER (OR SCHNEIDER) AVENUE;

THENCE ALONG THE EAST RIGHT OF WAY OF SNYDER AVE N 25° 07' 58" E, 266.54 FEET TO AN IRON PIN IN THE SOUTHERLY RIGHT OF WAY OF BRILEY PARKWAY (PROJECT NO. IM-40-3(121)204);

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY N 84° 46' 57" E, 8.20 FEET TO A CONCRETE HIGHWAY MONUMENT;

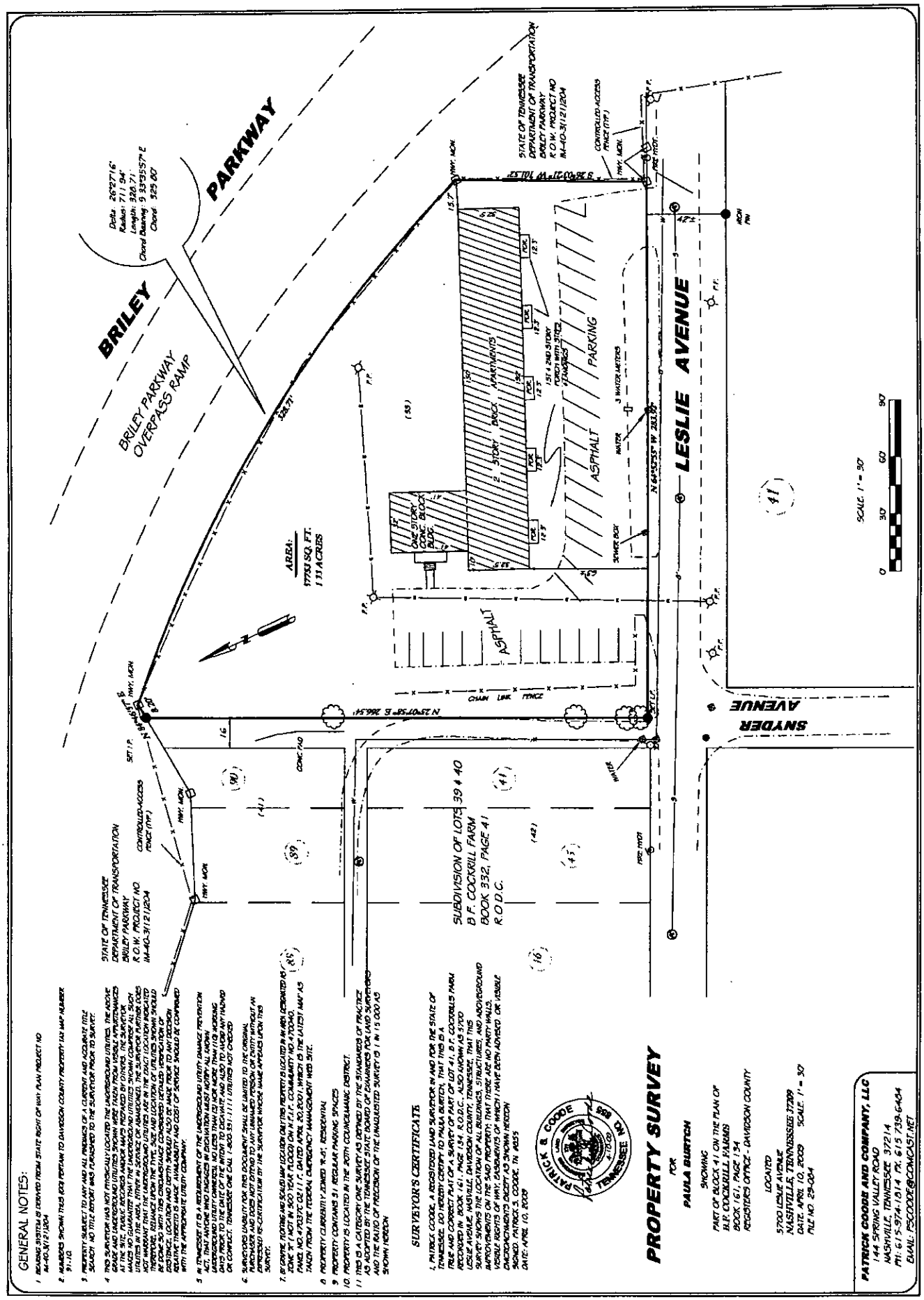
THENCE CONTINUING WITH SAID RIGHT OF WAY, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 711.941 FEET, A DISTANCE OF 328.71 FEET TO A CONCRETE HIGHWAY MONIMENT;

THENCE S 26° 03' 21" W, 101.52 FEET TO A CONCRETE HIGHWAY MONUMENT IN THE NORTH RIGHT OF WAY OF LESLIE AVENUE;

THENCE ALONG SAID LESLIE AVENUE N 64° 52' 55" W, 283.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.33 ACRES, MORE OR LESS.

BEING DESCRIBED BY THE SURVEY OF PATRICK S. COODE, TN. NO. 855, DATED APRIL 10, 2009, ATTACHED AS EXHIBIT "B" HERETO.

Exhibit "B"


GENERAL NOTES:
1 BEARING SYSTEM IS DERIVED FROM STATE RIGHT OF WAY PLAN PROJECT NO IM-40-3(12)204
2 NUMBERS SHOWN THUS (00) PERTAIN TO DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 91.10
3 PROPERTY SUBJECT TO ANY AND ALL PRIORITIES OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR PRIOR TO SURVEY.
4 THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, THE ABOVE GROUND AND VISIBLE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE BELIEVES THAT THEY ARE AS ACCURATE AS CAN BE DETERMINED FROM RECORDS AND FIELD SURVEY. BEFORE ANY EXCAVATION IS BEGUN, THE CONTRACTOR SHOULD BE DONE SO WITH DUE CIRCUMSTANCE CONSIDERED DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION REGARDING THEREOF IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
5 IN TENNESSEE IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION. CALL 1-800-351-1111 (UTILITIES NOT CHECKED OR CONFIRMED BY THIS SURVEYOR)
6 SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL CERTIFICATION AND SHALL NOT BE EXTENDED TO ANY REPRODUCTION THEREOF WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.
7 BY GRAPHIC PLOTTING, NO PORTION OF THIS PROPERTY IS LOCATED IN A NON-DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47037C 0211 C, DATED APRIL 20, 2001, WHICH IS THE LATEST MAP AS TAKEN FROM THE FEDERAL EMERGENCY MANAGEMENT WEB SITE.
8 PROPERTY CURRENTLY ZONED R-6: RESIDENTIAL
9 PROPERTY CONTAINS 31 REGULAR PARKING SPACES
10 PROPERTY IS LOCATED IN THE 20TH COUNCILMANIC DISTRICT.
11 THIS IS A CATEGORY ONE SURVEY AS DEFINED BY THE STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 IN 15,000 AS SHOWN HEREON
SURVEYOR'S CERTIFICATE
I, PATRICK COODE, A REGISTERED LAND SURVEYOR IN AND FOR THE STATE OF TENNESSEE, DO HEREBY CERTIFY TO PAULA BURTON, THAT THIS IS A TRUE AND CORRECT PLAT OF A SURVEY OF PART OF LOT 41, B.F. COCKRILL'S FARM RECORDED IN BOOK 161, PAGE 134, R.O.D.C., ALSO KNOWN AS 5700 LESLIE AVENUE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE; THAT THIS SURVEY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, AND ABOVEGROUND IMPROVEMENTS ON THE SAID PROPERTY; THAT THERE ARE NO PARTY WALLS, VISIBLE RIGHTS OF WAY, EASEMENTS OF WHICH I HAVE BEEN ADVISED, OR VISIBLE ENCROACHMENTS EXCEPT AS SHOWN HEREON
SIGNED: PATRICK S. COODE, TN #855
DATE: APRIL 10, 2009
PATRICK S. COODE 855 REGISTERED LAND SURVEYOR TENNESSEE U.S.A.
PROPERTY SURVEY
FOR
PAULA BURTON
SHOWING
PART OF BLOCK 41 ON THE PLAN OF B.F. COCKRILL FARMS
BOOK 161, PAGE 134
REGISTER'S OFFICE - DAVIDSON COUNTY
LOCATED
5700 LESLIE AVENUE
NASHVILLE, TENNESSEE 37209
DATE: APRIL 10, 2009 SCALE: 1" = 30'
FILE NO. 29-004
PATRICK COODE AND COMPANY, LLC
144 SPRING VALLEY ROAD
NASHVILLE, TENNESSEE 37214
PH: 615-974-1614 FX: 615 739-6404
EMAIL: PSCOODE@COMCAST.NET
BRILEY
BRILEY PARKWAY OVERPASS RAMP
PARKWAY
Delta 26°27'16"
Radius: 711.94'
Length: 328.71'
Chord Bearing: S 33°35'57" E
Chord: 325.80'
STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION BRILEY PARKWAY R.O.W. PROJECT NO IM-40-3(12)204
CONTROLLED ACCESS FENCE (TYP.)
HWY. MON.
SET I.P.
N 88°48'31" E 326.71'
CONC. PAD
I.C.
(41)
(90)
(89)
(88)
(42)
(45)
(16)
(55)
ARBA: 17750 SQ. FT. 1.11 ACRES
ASPHALT
PARKING
1 STORY BRICK APARTMENTS
1 STORY 2 STORY BRICK APARTMENTS
1ST & 2ND STORY PORCH WITH STEEL STAIRCASES
12' ONE STORY CONC. BLOCK BLDG.
3 WATER METERS
WATER
SEWER BOX
CHAIN LINK FENCE
N 64°55'55" W 281.89'
N 25°04'05" E 326.71'
SUBDIVISION OF LOTS 39 & 40 B.F. COCKRILL FARM BOOK 332, PAGE 41 R.O.D.C.
LESLIE AVENUE
SNYDER AVENUE
SCALE: 1" = 30'
0
30
60
90