WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090060905 DEEDWARR
Recvd: 09/03/09 15:00 2 pgs
Fees: 13.00 Taxes: 962.00
20090903-0083286

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 18, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchell D. Whitson	Mitchell D. Whitson	148-16-95.00
(NAME)	(NAME)	
2148 Smith Springs Road	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, I, **Stephen M. Klausner**, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mitchell D. Whitson**, 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:

Commencing at a point in the northerly R.O.W. margin of Antioch Pike and the easterly margin of an 18 foot alley; thence S 69 degrees 30 minutes E 93.13 feet to the point of beginning; thence leaving the said R.O.W. of Antioch Pike N 22 degrees 49 minutes 11 seconds E 160.0 feet to a point; thence N 9 degrees 17 minutes 23 seconds E 122.16 feet to a point; thence N 47 degrees 00 minutes 52 seconds E 50.25 feet to a point; thence S 37 degrees 10 minutes E 271.52 feet to a point; thence S 52 degrees 50 minutes W 71.00 feet to a point; thence N 37 degrees 10 minutes W 60.0 feet to a point; thence S 52 degrees 50 minutes W 179.35 feet to a point in the northerly margin of Antioch Pike; thence with said margin N 69 degrees 30 minutes W 50.0 feet to the point of beginning, said tract containing 0.92 acres, more or less.

Subject to and including a 14 foot ingress and egress easement described as follows:

Commencing at a point in the southwesterly corner of the above described tract, thence along the northerly R.O.W. margin of Antioch Pike S 69 degrees 30 minutes E 14.0 feet to the point of beginning; thence leaving the said R.O.W. of Antioch Pike N 22 degrees 49 minutes 11 seconds E 174.03 feet to a point; thence N 69 degrees 37 minutes 26 seconds W 126.57 feet to a point on the southeasterly margin of an 18 foot alley; thence with said margin S 16 degrees 25 minutes E 14.0 feet to a point; thence leaving said 18 foot alley S 69 degrees 37 minutes 26 seconds E 111.01 feet to a point; thence S 22 degrees 49 minutes W 160.0 feet to a point on the northerly R.O.W. margin of Antioch Pike; thence along said R.O.W. margin of Antioch Pike S 69 degrees 30 minutes E 14.0 to the point of beginning.

Being the same property conveyed to Stephen M. Klausner, a single man, by Quitclaim Deed from Ruby Pearl Klausner, a widow, dated September 17, 2004, as of record in Instrument No. 20040917-0112155, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Taxes for the year 2009, which have been prorated, and payment thereof, by acceptance of this conveyance, has been paid by the Grantor; Easement of record in Book 7461, page 859 and Book 7461, page 862,and Easement for ingress and egress of record in Instrument 20040917-0112155, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2400 Antioch Pike, Antioch, TN 37013

(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 28th day of August, 2009.

Stephen M. Klausner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Stephen M. Klausner, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of August, 2009.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 18, 2012