WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090080729 DEEDWARR
Recvd: 11/30/09 14:57 4 pgs
Fees:23.00 Taxes:569.80
20091130-0109436

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 6-30-2013

(AFFIX SEAL)

GARY L. DILLIHA NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires June 30, 2013

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Casale	New Owner	p/o 38-108
(NAME)	(NAME)	
5232 Eatons Creek Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, Donald W. Wilkes and wife, Nancy G. Wilkes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer Casale and husband, Jonathan Rodgers, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 5232 Eatons Creek Road, Nashville, TN 37218
(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 our hands this 20th day of November, 2009.

Donald W. Wilkes

Nancy G. Wilkes

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 Donald W. Wilkes and Nancy G. Wilkes, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 20th day of November, 2009.

Commission expires:

Notary Public

Beth Triplett Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

Exhibit A

SURVEYORS DESCRIPTION
DONALD W. WILKES, ET UX PROPERTY
5232 EATONS CREEK ROAD
TAX MAP 38, PARCEL 108.00
DEED BOOK 5137, PAGE 160-R.O.D.C., TN.
SECOND CIVIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT OF NASHVILLE DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF EATONS CREEK ROAD. BOUNDED ON THE WEST BY THE ALBERT H. SIMPKINS. SR. PROPERTY AS OF RECORD IN DEED BOOK 2592, PAGE 473A-R.O.D.C., TN. AND THE MICHAEL & MICHELLE LOYD PROPERTY AS OF RECORD IN INSTRUMENT NO. 200510260129534-R.O.D.C., TN. BOUNDED ON THE NORTH BY THE JOE R. & JEAN W. VICK PROPERTY AS OF RECORD IN INSTRUMENT NO. 200602090016218-R.O.D.C., TN, THE JOE R. & JEAN W. VICK PROPERTY AS OF RECORD IN INSTRUMENT NO. 200708230100667-R.O.D.C., TN. THE MAX & LISA MENDELSOHN PROPERTY AS OF RECORD IN INSTRUMENT NO. 200508290103338-R.O.D.C., TN. AND THE MAX MENDELSOHN, ET UX PROPERTY AS OF RECORD IN DEED BOOK 9041, PAGE 745-R.O.D.C., TN. BOUNDED ON THE EAST BY THE ROBERT BROWN, JOSEPHINE BRADFORD & DANNY BRADFORD PROPERTY AS OF RECORD IN DEED BOOK 7278, PAGE 809-R.O.D.C., TN. THE BEAU MAXWELLL PROPERTY AS OF RECORD IN INSTRUMENT NO. 200605020050693-R.O.D.C., TN. THE HERBERT G. GREGORY, JR. PROPERTY AS OF RECORD IN DEED BOOK 6106, PAGE 394-R.O.D.C., TN. THE GLENN S. & CANDICE H. CHRISTMAN PROPERTY AS OF RECORD IN DEED BOOK 10079, PAGE 291-R.O.D.C., TN. AND THE GLENN S. CHRISTMAN, ET UX PROPERTY AS OF RECORD IN DEED BOOK 7904, PAGE 77-R.O.D.C., TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET, SAID POINT BEING THE SOUTHEAST CORNER OF THE ALBERT H. SIMPKINS, SR. PROPERTY AS OF RECORD IN DEED BOOK 2592, PAGE 473A-R.O.D.C., TN. AND BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, A COMMON LINE WITH THE ALBERT H. SIMPKINS, SR. PROPERTY AS OF RECORD IN DEED BOOK 2592, PAGE 473A-R.O.D.C., TN. AND THE MICHAEL & MICHELLE LOYD PROPERTY AS OF RECORD IN INSTUMENT NO. 200510260129534-R.O.D.C, TN. NORTH 9 DEGREES 56 MINUTES 22 SECONDS WEST, 1121.88 FEET TO AN EXISTING IRON PIN;

THENCE, A COMMON LINE WITH THE JOE R. & JEAN W. VICK PROPERTY AS OF RECORD IN INSTRUMENT NO. 200602090016218-R.O.D.C., TN. SOUTH 68 DEGREES 02 MINUTES 14 SECONDS EAST, 201.36 FEET TO AN EXISTING IRON PIN;

THENCE, SOUTH 43 DEGREES 57 MINUTES 23 SECONDS EAST, 329.86 FEET TO AN EXISTING IRON PIN;

THENCE, SOUTH 67 DEGREES 42 MINUTES 27 SECONDS EAST, 132.10 FEET TO AN EXISTING IRON PIPE FOUND AT THE INTERSECTION OF A DRAIN;

THENCE, A COMMON LINE WITH THE JOE R. & JEAN W. VICK PROPERTY AS OF RECORD IN INSTRUMENT NO. 200602090016218-R.O.D.C., TN. AND THE JOE R. & JEAN W. VICK PROPERTY AS OF RECORD IN INSTRUMENT NO. 200708230100667-R.O.D.C., TN. NORTH 22 DEGREES 02 MINUTES 35 SECONDS EAST, 1138.13 FEET TO AN EXISTING IRON PIN IN THE MIDDLE OF A GRAVEL DRIVE;

THENCE WITH THE CENTER OF SAID DRIVE AND A COMMON LINE WITH THE MAX & LISA MENDELSOHN PROPERTY AS OF RECORD IN INSTRUMENT NO. 200508290103338-R.O.D.C., TN. THE FOLLOWING CALLS:

1. SOUTH 24 DEGREES 31 MINUTES 51 SECONDS EAST, 66.68 FEET TO AN EXISTING IRON PIN;
2. SOUTH 20 DEGREES 52 MINUTES 31 SECONDS EAST, 104.80 FEET TO AN EXISTING IRON PIN;
3. SOUTH 33 DEGREES 10 MINUTES 36 SECONDS EAST, 53.48 FEET TO AN EXISTING IRON PIN;
4. SOUTH 57 DEGREES 15 MINUTES 21 SECONDS EAST, 50.05 FEET TO AN EXISTING IRON PIN;
5. SOUTH 67 DEGREES 11 MINUTES 49 SECONDS EAST, 32.94 FEET TO AN EXISTING IRON PIN;

THENCE, A COMMON LINE WITH THE MAX MENDELSOHN, ET UX PROPERTY AS OF RECORD IN DEED BOOK 9041, PAGE 745-R.O.D.C., TN. SOUTH 1 DEGREES 33 MINUTES 48 SECONDS WEST, 344.61 FEET TO AN EXISTING IRON PIN;

THENCE, SOUTH 58 DEGREES 25 MINUTES 19 SECONDS EAST, 144.70 FEET TO AN EXISTING IRON PIN;

THENCE, A COMMON LINE WITH THE BEAU MAXWELL PROPERTY AS OF RECORD IN INSTRUMENT NO. 200605020050693-R.O.D.C., TN. THE HERBERT G. GREGORY, JR. PROPERTY AS OF RECORD IN DEED BOOK 6108, PAGE 394-R.O.D.C., TN. AND THE GLENN S. & CANDICE H. CHRISTMAN PROPERTY AS OF RECORD IN DEED BOOK 10079, PAGE 291-R.O.D.C., TN. SOUTH 6 DEGREES 54 MINUTES 10 SECONDS WEST, 611.53 FEET TO AN IRON PIN SET;

THENCE, SOUTH 29 DEGREES 53 MINUTES 09 SECONDS EAST, 200.00 FEET TO A 20" WALNUT TREE WITH AN "X" HACK IN THE TRUNK;

THENCE, A COMMON LINE WITH THE GLENN S. CHRISTMAN, ET UX PROPERTY AS OF RECORD IN DEED BOOK 7904, PAGE 77-R.O.D.C., TN. SOUTH 57 DEGREES 21 MINUTES 51 SECONDS WEST, 60.00 FEET TO AN EXISTING TREE STUMP;

THENCE, SOUTH 64 DEGREES 21 MINUTES 51 SECONDS WEST, 141.50 FEET TO AN IRON PIN SET;

THENCE, CONTINUING WITH THE CHRISTMAN PROPERTY AS OF RECORD IN INSTRUMENT NO. 200905200046213-R.O.D.C., TN NORTH 87 DEGREES 18 MINUTES 09 SECONDS WEST, 133.31 FEET TO AN IRON PIN SET;

THENCE, SOUTH 53 DEGREES 21 MINUTES 51 SECONDS WEST, 202.93 FEET TO AN IRON PIN SET;

THENCE, SOUTH 26 DEGREES 00 MINUTES 36 SECONDS WEST, 78.36 FEET TO AN IRON PIN SET;

THENCE, SOUTH 53 DEGREES 21 MINUTES 51 SECONDS WEST, 103.53 FEET TO AN IRON PIN SET;

THENCE, SOUTH 30 DEGREES 21 MINUTES 51 SECONDS WEST, 227.80 FEET TO AN IRON PIN SET IN THE NORTHERLY MARGIN OF EATONS CREEK ROAD;

THENCE, WITH SAID MARGIN AND A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 57 DEGREES 19 MINUTES 07 SECONDS, A RADIUS OF 317.00 FEET, A LENGTH OF 317.13 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 55 DEGREES 35 MINUTES 20 SECONDS WEST, 304.07 FEET;

THENCE, CONTINUING WITH SAID MARGIN, NORTH 84 DEGREES 14 MINUTES 53 SECONDS WEST, 121.27 FEET TO THE POINT OF BEGINNING.

PROPERTY IS ENCUMBERED BY A DRIVEWAY EASEMENT AS OF RECORD IN DEED BOOK 9041, PAGE 748-R.O.D.C., TN.

CONTAINING, 1,221,777 sq.ft. or 28.05 Acres, more or less.

Being part of the same property conveyed to Donald W. Wilkes and wife Nancy G. Wilkes, by deed of record in Book 5137, Page 160, Register's Office for Davidson County, Tennessee.