WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100053432 DEEDWARR
Recvd: 08/27/10 09:38 2 pgs
Fees:13.00 Taxes:2775.00
20100827-0067914

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2010.

Notary Public

11/7/2011

(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
Anthony J. Cmelak	New Owner	
(NAME)	(NAME)	115-16-61
6041 Cargile Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **DAVID HORLACHER, EXECUTOR OF THE ESTATE OF JAMES F. HOLT, JR. DECEASED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY J. CMELAK, UNMARRIED,** 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 in Davidson County, Tennessee, being Lot(s) 75, as shown on the map entitled Harding Park, of record in Book 2331, Page 120, Register's Office for Davidson County, Tennessee.

Together with the westerly half of a 50 foot wide right of way abandoned by the Metropolitan Government of Nashville and Davidson County by Ordinance No. BL2006-1058 and being more particularly described as follows:

Beginning at an iron pin in the southerly margin of Cargile Road, said pin being located at the northeast corner of Lot 76 of the Harding Park Subdivision of record in Book 2331, Page 120, R.O.D.C.T.;

Thence, with the southerly margin of Cargile Road, with the curve to the left a distance of 132.66 feet to a set iron pin,

Thence, with the southerly margin of Cargile Road, North 80 deg. 54' 00" East 4.65 feet to a set iron pin, said pin being the centerline of a 50 foot wide abandoned right of way, said right of way abandoned by the Metropolitan Government by Ordinance No. BL2006-1058, and also being the northwest corner of the property conveyed to Sally Weber, by deed of record in Book 11453, Page 721, R.O.D.C.T., being Lot 74 of the Harding Park Subdivison of record in Book 2331, Page 120, R.O.D.C.T.

Thence, leaving the right of way of Cargile Road, along the centerline of the said abandoned right of way and westerly boundary of Lot 74, South 09 deg .24' 00" East 307.07 feet to a set iron pin;

Thence, South 85 deg. 56' 00" West 250.92 feet to an iron pin, said pin being the southeast corner of said Lot 76;

Thence, along the easterly boundary of said Lot 76, North 15 deg. 10' 28" East 339.87 feet to the point of beginning, containing 64,119 square feet, 1.47 acres, more or less.

Being the same property conveyed to James F. Holt, Jr. by deed from Julie Graves Wright, of record as Instrument No. 20050629-0074809 and further conveyed by Instrument No. 20060727-0090910, Register's Office for Davidson County, Tennessee; and by Metropolitan Government Ordinance No. BL2006-1058. The said James F. Holt, Jr. having since died on May 7, 2010 and by his Will of record in Docket No. 10P-789, Probate Court Clerk's Office for Davidson County, Tennessee, David Horlacher, Executor, has the power to sell the subject property without the joinder of any beneficiary.

This conveyance is subject to (a) 2010 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom; (b) all matters appearing on the plan of record in Book 2331, page 120, said Register's Office; and (c) easement of record in Book 5677, page 218, Register's Office of said County; and (d) easements retained by the Metropolitan Government per section 2 of Council Ordinance No. BL2006-1058.

unimproved ☐

This is improved ☒ property, known as 6041 Cargile Road, 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 26th day of August, 2010.

David Horlacher Executor

David Horlacher, Executor

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 David Horlacher, Executor, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of August, 2010.

Amy Adams Gowan

Amy Adams Gowan Notary Public

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010