B04369
25261

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$158,500.00**

Joseph S. Pewitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Erick Jaskowiak** | SAME AS NEW OWNER | **46-36** |
| (NAME) | (NAME) | |
| **4944 Bull Run** | | |
| (ADDRESS) | (ADDRESS) | |
| **Ashland City, TN 37015** | | |
| (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, **Joseph Pewitt and wife, Jenny Pewitt**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erick Jaskowiak**, ** 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:

**Unmarried

SEE ATTACHED EXHIBIT "A"

Being the Tract of Land Lying in Nashville, Davidson County, Tennessee and being part of tract one of the Keith Loiseau property as of record in deed book 8766, page 909 and being bounded on the north by tract one of the Keith Loiseau Property, on the east by the Arlene Felts Property as of Record in Deed Book 4987, Page 391, On the South by the Joseph G. Pewitt Property as of record in Deed Book 4316, Page 169 and on the West by the Nancy C. Warnecke Property as of record in Deed Book 5536, Page 106 and Being more Particularly described as follows;

Beginning at an Iron Pin in the west line of Arlene Felts at a Corner Common with Joseph G. Pewitt; Thence with Pewitt South 87 Deg 00 Min 00 Sec West, 427.41 feet to an iron pin at a corner common with Nancy C. Warnecke:Thence with Warnecke North 03 Deg 31 Min 55 Sec East, 319.32 Feet to an Iron Pin at a Corner common with tract One-A;Thence with Tract One-A South 74 Deg 17 Min 03 Sec East, 469.81 Feet to an Iron Pin in the West Line of Arlene Felts; Thence with Felts South 14 Deg 55 Min 58 Sec West, 175.00 Feet to the Point of Beginning Containing 180,901 Square Feet (2.500 Acres more or less)

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☒

This is improved ☐ property, known as **4944 Bull Run, Ashland City, TN 37015**

(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.

BILL GARRETT, Davidson County
Trans:T20110082188 DEEDWARR
Recvd: 12/28/11 14:34 3 pgs
Fees:18.00 Taxes:586.45

20111228-0101496

Witness our hands this 27 day of December, 2011.

Joseph Pewitt

Jenny Pewitt

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 Joseph Pewitt and wife, Jenny Pewitt, the bargainors, 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 Nashville, Tennessee this 27 DAY OF DECEMBER, 2011.

Commission expires:

7-6-15

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

EXHIBIT "A"

TRACT 1:

Land located in the 13th Civil District of Davidson County, Tennessee, beginning at an iron pin marking the northwest corner of a tract of land conveyed to Walter D. Whittemore and wife, from Rufus Gallaher, Jr. and wife, by Deed of record in Deed Book 2448, page 165, in the Register's Office for Davidson County, Tennessee, said iron pin being placed on the property line between Joe T. McCary and Rufus Gallaher, Jr.; thence South 65 deg. East 219.1 feet to a point; thence South 69 deg. 33 min. East 88.7 feet to a point; thence South 70 deg. 20 min. East 41 feet to an iron pin; thence North 15 & 1/4 deg. East 550 feet to a point; thence North 15 1/4 deg. East 100 feet to an iron pin and a 4 in. sassafras; thence North 87 deg. West 430 feet to a red oak in Joe T. McCary's line; thence along said line, South 5 deg. West 520 feet to the point of Beginning.

Being the same property conveyed to Joseph G. Pewitt by Deed from Alline Glascon and husband, R.K. Glascon, of record in Book 4316, page 169, in the Register's Office for Davidson County, Tennessee.

TRACT 2:

Land located in Davidson County, Tennessee, being Tract One-B according to a Survey by R. Scott Cherry, R.L.S. TN No. 1512, dated July 21, 1993, described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being part of Tract One of the Keith Loiseau property of record in Deed Book 8766, page 909, and being bounded on the north by Tract One-A of the Keith Loiseau Property, on the East by the Arlene Felts property of record in Deed Book 4987, page 391, on the South by the Joseph G. Pewitt property of record in Deed Book 4316, page 169, and on the West by the Nancy C. Warnecke property of record in Deed Book 5536, page 106, and being more particularly described as follows:

Beginning at an iron pin in the west line of Arlene Felts at a corner common with Joseph G. Pewitt; thence with Pewitt, South 87 deg. 00 min. 00 sec. West 427.41 feet to an iron pin at a corner common with Nancy C. Warnecke; thence with Warnecke, North 03 deg. 31 min. 55 sec. East 319.32 feet to an iron pin at a corner common with Tract One-A; thence with Tract One-A, South 74 deg. 17 min. 03 sec. East, 469.81 feet to an iron pin in the West line of Arlene Felts; thence with Felts, South 14 deg. 55 min. 58 sec. West, 175.00 feet to the point of beginning, containing 180,901 square feet, or 2.500 acres, more or less.

Being the same property conveyed to Joseph G. Pewitt and wife, Jenny Pewitt, by Deed from Keith A. Loseau, unmarried, of record in Book 9034, page 420, in the Register's Office for Davidson County, Tennessee.