BILL GARRETT, Davidson County
Trans:T20120036518 DEEDWARR
Recvd: 05/17/12 14:47 2 pgs
Fees:13.00 Taxes:2220.00

20120517-0042975

WARRANTY DEED

DANIEL DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-VRES-12-1909

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF May, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Hartman King	Avenue Bank	
1909 19th Avenue South (ADDRESS)	3823 Cleghorn Avenue (NAME) (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	104-12-133.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES H. CHEEK, IV, TRUSTEE, WITH FULL POWER TO SELL, TRANSFER, CONVEY, MORTGAGE AND ENCUMBER WITHOUT THE JOINDER OF ANY BENEFICIARY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES HARTMAN KING, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND LOCATED IN THE 18TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE BEING PART OF LOT 63, REVISED AND CORRECTED PLAN OF LOTS 43, 44, 57 AND 58 IN CHRISTOPHER AND KIRKMAN SUBDIVISION RECORDED IN BOOK 421, PAGE 154, R.O.D.C., TN, BOUNDED ON THE NORTH AND WEST BY MAGNOLIA BOULEVARD ON THE EAST BY ALLEY NO. 921 AND ON THE SOUTH BY RUSSELL DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 7-14-05 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING, INC., 2918 BERRY HILL DRIVE, NASHVILLE, TENNESSEE 37204 (JOHN HOOD TN. R.L.S. #1838) AS FOLLOWS: BEGINNING AT AN IRON ROD (NEW) IN THE SOUTHERLY R.O.W. OF MAGNOLIA BOULEVARD, SAID ROD BEING IN THE NORTHERLY LINE OF THE AMANDA RUSSELL LAND (BOOK 10195, PAGE 292 R.O.D.C., TN), SAID RUSSELL LAND BEING THE NORTHERLY 60 FEET OF LOT 62, REVISED AND CORRECTED CHRISTOPHER AND KIRKMAN SUBDIVISION OF LOTS 43, 44, 57 AND 58 (BOOK 421, PAGE 54, R.O.D.C., TN) AND BEING LOCATED N 36 DEGREES 28' 34" E 68.36 FEET FROM AN IRON ROD (OLD) AT THE BACK OF SIDEWALK OF 20TH AVENUE SOUTH AT SAID RUSSELL'S SOUTHWEST CORNER; THENCE WITH SAID SOUTHERLY MARGIN N 68 DEGREES 26' 33" E 65.65 FEET TO AN IRON ROD (NEW); THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 8078.00 FEET AND A CHORD THAT BEARS N 68 DEGREES 10' 03" E FOR A DISTANCE OF 77.50 FEET FOR AN ARC LENGTH OF 77.50 FEET TO AN IRON ROD (NEW) ON THE WESTERLY MARGIN OF ALLEY NO. 921; THENCE WITH SAID WESTERLY MARGIN S 07 DEGREES 06' 06" W 70.57 FEET TO AN IRON ROD (NEW) AT SAID RUSSELL'S NORTHEAST CORNER; THENCE WITH SAID RUSSELL N 82 DEGREES 10' 16" W 125.45 FEET TO THE POINT OF BEGINNING, CONTAINING 4409.31 SQ. FT. OR 0.10 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JAMES H. CHEEK IV, TRUSTEE BY WARRANTY DEED FROM A/E CONSTRUCTION, INC., RECORDED ON THE 9TH DAY OF SEPTEMBER, 2005 IN INSTRUMENT NO. 20050909-0108701, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 421, PAGE 154; RESTRICTIONS OF RECORD IN BOOK 4626, PAGE 719, BOOK 4748, PAGE 152 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1909 19th Avenue South, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 15th day of May, 2012.

James H. Cheek, IV, Trustee

BY: _____
Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of May, 2012, before me personally appeared James H. Cheek, IV, Trustee to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 15th day of May, 2012.

_____
Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903