WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2013

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anthony Paul Graddy	Anthony Paul Graddy	06300016700
(NAME)	(NAME)	
2817 West End Avenue # 126-279	2817 West End Avenue # 126-279	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Carl Casler, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANTHONY PAUL GRADDY, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, described as follows:

BEGINNING at a concrete monument on the west margin of Neely's Bend Road, near the intersection of Neely's Bend Road and Nawakwa Trail, travel thence S 12-06-34 E 625.91'; thence S 11-48-53 E 54.43' to the true point of beginning, and being the northeast corner of the tract herein described. From the point of beginning, travel S 11-50-50 E 210.16' to an iron pin; thence S 81-29-13 1856.09' to an iron pin; thence S 81-54-51 W 691.18' to an iron pin (passing an iron pin at 641.18') to the 396' contour at the east bank of the Cumberland River, thence upstream with the River, N 19-12-55 W 207.24' to a point, thence N 81-24-33 E 717.89' (passing an iron pin at 50') to an iron pin; thence N 81-29-04 W 1835.63' to the point of beginning and described according to a survey by Elkins Surveying Company dated September 20, 2011, shown as Tract 2 and containing 12.3 acres, more or less.

Being the same property conveyed to Carl Casler, married, by Warranty Deed from John A. Dordal, unmarried, which deed is dated October 21, 2011 and recorded as Instrument No. 20111025-0082830, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING PROPERTY CONVEYED TO JOEL MORALES AND WIFE, SAIRA B. CAZAREZ FROM CARL CASLER, WHICH DEED IS DATED DECEMBER 11, 2012 AND RECORDED AS INSTRUMENT NO. 20121212-0114368, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Tract No. 1 of the Carl Casler Property, a plat of which is of record as Instrument No. 20121129-0109543, Register's Office for Davidson County, Tennessee and which Tract contains approximately 4.000 acres as per plat.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2013 AND SUBSEQUENT YEARS, SUBJECT TO THE RIGHT-OF-WAY OF NEELY'S BEND ROAD, SUBJECT TO THE FLOW OF THE CUMBERLAND RIVER, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND SUBJECT TO PRIVATE EASEMENT FOR SANITARY SEWER SERVICE AS SET FORTH ON PLAT OF CARL CASLER PROPERTY OF RECORD AS INSTRUMENT NO. 201211290109543, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BILL GARRETT, Davidson County
Trans:T20130056081 DEEDWARR
Recvd: 07/02/13 09:50 2 pgs
Fees:13.00 Taxes:332.63

20130702-0068068

unimproved ☑

This is improved ☐ property, known as 1430 Neely's Bend Road, Madison, TN 37115

(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 24th day of June, 2013.

Carl Casler

STATE OF TENNESSEE

COUNTY OF Davidson

On this 24th day of June, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carl Casler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:
Deanie L. Gregory, Attorney
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115