WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130101526 DEEDWARR
Recvd: 12/03/13 14:42 3 pgs
Fees:18.00 Taxes:1702.00
20131203-0123174

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$460,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Belinda E. Nelson and Edward F. Nelson	New Owner	**All of 11400028200 and Part of 11400034300**
(NAME)	(NAME)	
7560 Old Charlotte Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **J. Sherman Russell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Belinda E. Nelson and Edward F. Nelson, wife and husband,** 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 Exhibit "A" attached hereto and made a part of.

unimproved ☐

This is improved ☒ property, known as **7560 Old Charlotte Pike, Nashville, TN 37209**

(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 **21st day of November, 2013.**

J. Sherman Russell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **J. Sherman Russell** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 21st day of November, 2013.

Commission expires: May 8, 2017

I. Dyke Tatum Notary Public

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

Escrow No.: FRN13-5136

EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OF LAND IN THE 35th COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, LYING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF OLD CHARLOTTE PIKE, BEING ALL OF PARCEL 282.00 AND A PORTION OF PARCEL 343.00 ON DAVIDSON COUNTY TAX MAP NO. 114 AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY JAMES TERRY & ASSOCIATES, JOB NUMBER 2012-092, DATED OCTOBER 10, 2013 AND PROCEEDING AS FOLLOWS:

BEGINNING AT AN IRON ROD (FOUND) ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD CHARLOTTE PIKE AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO RONALD W. FULLER ETUX AS OF RECORD IN DEED BOOK 11578, PAGE 287, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD ALSO BEING THE SOUTHWESTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

1. LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF OLD CHARLOTTE PIKE AND WITH THE EASTERLY PROPERTY LINE OF SAID RONALD W. FULLER ETUX, IN PART, NORTH 16 DEGREES 09 MINUTES 52 SECONDS WEST, 808.67 FEET TO AN IRON ROD (SET); THENCE,
2. LEAVING THE EASTERLY PROPERTY LINE OF SAID RONALD W. FULLER ETUX, AND WITH A NEW SEVERANCE LINE THROUGH WHICH THIS TRACT IS A PART OF, NORTH 73 DEGREES 50 MINUTES 08 SECONDS EAST, 350.36 FEET TO AN IRON ROD (SET); THENCE,
3. SOUTH 16 DEGREES 09 MINUTES 52 SECONDS EAST, 807.95 FEET TO AN IRON ROD (FOUND) IN THE NORTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED OLD CHARLOTTE PIKE; THENCE,
4. WITH SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 73 DEGREES 43 MINUTES 00 SECONDS WEST, 350.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 283,200 SQUARE FEET OR 6.501 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO THE LIMITS OF SHUSTER CEMETERY AND THE ACCESS ROADWAY TO THAT PORTION OF SAID CEMETERY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO J. SHERMAN RUSSELL OF RECORD IN INSTRUMENT NO. 20121128-1019373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.