BILL GARRETT, Davidson County
Trans:T20150038935 DEEDWARR
Recvd: 05/19/15 14:51 2 pgs
Fees:13.00 Taxes:943.50
20150519-0046200

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $255,000.00. Affiant Subscribed and sworn to before me, this the 18th day of May, 2015. Notary Public My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Aaron Armstrong	New Owner	
1303 Forrest Avenue		07115049300
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BILLY E. GANN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON ARMSTRONG**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 1 on the Plan of Resubdivision of Lot 1 of the Resubdivision of the H.W. Chenoweth's Wildwood Addition, as of record in Book 4885, page 3, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Dickerson Pike at the corner of Lots Nos. 1 and 2; thence with the line between said two lots easterly 190.64 feet to the westerly margin of an alley; thence with said alley southerly 146 feet to the northerly margin of Douglas Avenue; thence with said Avenue westerly 170.72 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northwesterly 40.61 feet to the easterly margin of Dickerson Pike; thence with the same northerly 130.40 feet to the beginning.

INCLUDED in the above description but specifically excluded from this conveyance are the following two tracts:

Tract 1: Property conveyed to Metropolitan Government of Nashville and Davidson County by Deed of record in Book 8180, page 960, Register's Office for Davidson County and being described therein as follows:

Beginning at a point on the south boundary of Parcel 493 of Map 71-15 and at approximate Station 1+49.59 of Project 86-R-5, Douglas Avenue; thence with the right of way of Douglas Avenue N 84 degrees 01' 57" W 86.74 feet to a point; thence with a curve to the right having a central angle of 93 degrees 16' 46" and a radius of 25.00 feet, 42.33 feet to a point; thence along a curve in a southeasterly direction with a central angle of 92 degrees 57' 26" and a radius of 28.00 feet, 45.43 feet to a point; thence S 83 degrees 42' 37" E 60.05 feet to a point; thence S 78 degrees 31' 46" E 60.05 feet to a point; thence S 78 degrees 31' 46" E 24.69 feet to the point of beginning, containing 287.86 square feet.

Tract 2: Property conveyed to Metropolitan Government of Nashville and Davidson County by Deed of record in Instrument Number 20031001-0145068, Register's Office for Davidson County, Tennessee and being described therein as follows:

Beginning at a point in the present right of way of Dickerson Pike and Douglas Avenue, 33.34' right of base line station O+23.13 for Project 01-M-13, said point being the Point of Beginning. Thence with a curve to the right, having a radius of 25 feet, an arc distance of 40.61 feet, a chord bearing of North 36 degrees 59 minutes 18 seconds West, a chord distance of 36.29 feet to a point on the present right of way; thence North 09 degrees 32 minutes 30 seconds East 132.52 feet to a point on the present right of way of Dickerson Pike; thence leaving the present right of way, South 79 degrees 42 minutes 26 seconds East, 7,00 feet to a point on the proposed right of way; thence South 09 degrees 32 minutes 30 seconds West, 132.43' to a point on the proposed right of way; thence with a curve to the left, leaving a radius of 20.01 feet, an arc distance of 26.64 feet, a chord bearing of South 40 degrees 10 minutes 48 seconds East, a chord distance of 24.71 feet to a point; thence South 06 degrees 28 minutes 54 seconds West, 9.00 feet, the Point of Beginning. Said portion of land contains 1219.068 square feet, or 0.028 acres. Also conveyed in same deed was a temporary construction easement over property described therein.

Being a portion of the same property conveyed to J.O. Covington by deed from Davidson County, Tennessee of record in Book 3507, page 35 Register's Office for Davidson County, Tennessee, dated January 31, 1963 and recorded on February 27, 1963.

Being a portion of the same property conveyed to Charles J. Resha, Jr. and Charles J. Resha, III by deed from J.O. Covington and wife, Wilma Jean Covington of record in Book 4892, page 751 Register's Office for Davidson County, Tennessee, dated February 10, 1975 and recorded on February 28, 1975.

Being a portion of the same property conveyed to Billy E. Gann by deed from Charles J. Resha, Jr. and Charles J. Resha, III of record in Instrument No. 20021028-0131319 Register's Office for Davidson County, Tennessee, dated October 18, 2002 and recorded on October 28, 2002.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 1301 Dickerson Pike, Nashville, TN 37207.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of May, 2015.

Billy E. Gann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Billy E. Gann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of May, 2015.

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

Notary Public

My Commission Expires: 7-2-2018