Bill Garrett Davidson County
Batch# 110921 DEEDWARR
06/29/2018 11:34:29 AM 4 pgs
Fees: $23.00 Taxes: $1,439.30
20180629-0063108

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(2)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $389,000.00

Affiant

Subscribed and sworn to before me, this 27th day of June, 2018.

Notary Public

My commission expires: 1-30-22

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JANUARY 30, 2022

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Linda S. Constantine-Dudash	**New Owner**	**Map/Parcel 114-00-0-027.00**
7400 Old Charlotte Pike		
Nashville, TN 37209		

FOR AND IN 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 ACKNOWLEDGE, I,

Joyce E. Walker, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Linda S. Constantine-Dudash and husband, Stephan Dudash,

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 attached Exhibit A

Being part of the same property conveyed to Howard E. Walker and wife, Joyce E. Walker, by Installment Deed, from Howard R. Birdwell and wife, Anita C. Birdwell, and Etna K. Birdwell, a widow, of record in Book 4598, Page 102, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Joyce E. Walker, by Quitclaim Deed, from Howard E. Walker, pursuant to divorce, docket number 88D-4393, dated June 12, 1989, of record in Book 7870, Page 967, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
Deed & Easement to Metropolitan Government of record in Book 9051, Page 273, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 7400 Old Charlotte Pike, Nashville, TN 37209.

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 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 27th day of June, 2018.

Joyce E. Walker by Nancy Walker Attorney in fact

Joyce E. Walker
By: Nancy Walker, Attorney-in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Nancy Walker, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Joyce E. Walker, for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Joyce E. Walker, and is authorized by Joyce E. Walker, to execute this instrument on her behalf.

Witness my hand, at office, this 27th day of June, 2018.

A. Scott Hubbard

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11-23-20

File #: **180311SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Exhibit A

Being a parcel of land in the 35th Councilmanic District of Davidson County, Tennessee and located north of Old Charlotte Pike and West of Sawyer Brown Road, this tract is part of parcel 027.00, belonging to Joyce Walker as shown on Map 114-00 as evidenced in Deed Book 7870 Page 967, in the Register's Office for Davidson County, Tennessee (RODCT), being more particularly described as follows:

BEGINNING at the intersection of the north margin of Old Charlotte Pike and the West margin of Sawyer Brown Road, said point being the southeast corner of the property herein described, thence:

1) Beginning on an iron pin on the north margin of Old Charlotte Pike, with said margin, North 81 degrees 09 minutes 23 seconds West a distance of 442.30 feet to a point, said point being the southwest corner of the property herein described, said point also being the southeast corner of parcel 328.00, belonging to Nancy Walker as shown on map 114-00 as evidenced in instrument number 20001229-0127541, instrument 20010105-0001771, instrument number 19991222-0306213, and instrument number 20010807-0084727 in the Register's Office for Davidson County, Tennessee, (RODCT), thence:
2) Leaving the north margin of Old Charlotte Pike and following the west line of the property herein described, and with the west line of Parcel 328.00, North 09 degrees 02 minutes 55 seconds East a distance of 135.00 feet to a point, thence:
3) Continuing with said common line, North 06 degrees 06 minutes 28 seconds West, a distance of 81.50 feet to a point, thence:
4) Continuing with said common line, North 11 degrees 00 minutes 04 seconds West, a distance of 80.50 feet to a point, thence:
5) Continuing with said common line, North 13 degrees 37 minutes 49 seconds West, a distance of 57.30 feet to a point, thence:
6) Leaving the common line of Parcel 328 and severing the property of Joyce Walker with a new line, North 13 degrees 37 minutes 49 seconds West, a distance of 33.40 feet to an iron pin, thence:
7) Continuing with the new line, North 56 degrees 17 minutes 27 seconds West, a distance of 100.50 feet to an iron pin, thence;
8) Continuing with the new line, North 02 degrees 56 minutes 47 seconds West, a distance of 79.50 feet to an iron pin, thence;
9) Continuing with the new line, North 30 degrees 11 minutes 20 seconds West, a distance of 153.90 feet to an iron pin, thence;
10) Continuing with the new line, North 12 degrees 07 minutes 33 seconds West, a distance of 78.90 feet to an iron pin, thence;
11) Continuing with the new line, North 84 degrees 09 minutes 27 seconds West, a distance of 246.50 feet to an iron pin, said iron pin being on the east line of Parcel 341.00, belonging to Hawkins as shown on Map 114-00, as evidenced in instrument number 20120423-0034452, (RODCT), thence;
12) With the west line of the property herein described, and with the east line of Parcel 341.00, North 05 degrees 50 minutes 33 seconds East a distance of 367.40 feet to an iron pin, said iron pin being the northwest corner of the property herein described, said iron pin being on the southwest margin of River Road Pike, and said iron pin being the northeast corner of Parcel 341.00, thence;

13) With the southwest margin of River Road Pike, South 35 degrees 43 minutes 32 seconds East, a distance of 400.40 feet to an iron pin, thence:
14) Continuing with a southwest margin of River Road Pike, North 54 degrees 16 minutes 28 seconds East a distance of 5.00 feet to an iron pin, thence:
15) Continuing with a southwest margin of River Road Pike, South 35 degrees 43 minutes 32 seconds East a distance of 925.30 feet to an iron pin, at the beginning of a curve to the left, thence:
16) Continuing with the southwest margin of River Road Pike, with a curve to the left, (said curve having a delta angle of 13 degrees 00 minutes 11 seconds and said curve having a chord direction of South 42 degrees 13 minutes 37 seconds East, and said curve having a chord distance of 114.94 feet, and said curve having a radius of 507.53 feet) an arc length of 115.18 feet to an iron pin, said iron pin being at the intersection

of the southwest margin of River Road Pike and the west margin of Sawyer Brown Road, thence:

17) With the west margin of Sawyer Brown Road, South 10 degrees 04 minutes 54 seconds West a distance of 27.30 feet to an iron pin, said iron pin being the BEGINNING, containing 5.0027 acres or 217,919 square feet more or less, according to a survey by Jesse E. Walker, RLS dated June 19, 2018.

Being part of the same property conveyed to Howard E. Walker and wife, Joyce E. Walker, by Installment Deed, from Howard R. Birdwell and wife, Anita C. Birdwell, and Etna K. Birdwell, a widow, of record in Book 4598, Page 102, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Joyce E. Walker, by Quitclaim Deed, from Howard E. Walker, pursuant to divorce, docket number 88D-4393, dated June 12, 1989, of record in Book 7870, Page 967, Register's Office for Davidson County, Tennessee.