Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-VRES 18-4010

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Bill Garrett Davidson County
Batch# 127251 DEEDWARR
08/09/2018 03:46:45 PM 2 pgs
Fees: $13.00 Taxes: $462.50

20180809-0078835

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cannonball White	NEW OWNER	06904003800
(NAME)	(NAME)	
4010 Clarksville Pike	5217 Michigan Ave	
(ADDRESS)	(ADDRESS)	
Nashville TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Brad Dodge, a single man** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cannonball White,** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I:
Land in the 13th Civil District, being the southerly part of Tract No. 9 on the Map of Fairview Subdivision of record in Book 974, Page 41, and as revised in Book 1130, Page 54, said Register's Office, described according to a survey made by John M. Sullivan, County Surveyor, on August 31, 1948 and described as follows: Beginning on the easterly margin of Highway No. 112 at a point 564.1 feet south of the northwest corner of Tract No. 9; thence along and in the margin of the easterly side of Highway No. 112, 625.3 feet, more or less in a southerly direction to a point being the south corner of Tract No. 9; thence in a northeasterly direction, N 12 degrees 56' E, 741.6 feet, more or less to a point; thence in a westerly direction, N 86-1/3 degrees W, 52 feet to the point of beginning.

Included in the description but expressly excluded here from is that property conveyed to Emerson B. Smith and wife, Mary E. Smith by deed of record in Book 1759, Page 239, said Register's Office, described as follows:

Beginning the southerly part of Tract No. 9 on the Map of Fairview Subdivision of record in Book 974, Page 41, and as revised in Book 1130, Page 54, said Register's Office; Beginning at a point in the easterly margin of Highway No. 112, 774.1 feet south of the northwest corner of Tract No. 9; thence in a southerly direction with the westerly margin of Highway No. 112, S 8 degrees 15' W, 425.3 feet to the point being the south corner of Tract No. 9; thence in a northeasterly direction in Smith's fence line, N 12 degrees 56' E, 430.6 feet to point; thence N 86-1/3 degrees W, 30 feet to the point of beginning.

Tract II:
A tract of land in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point 52 feet east of the easterly margin of Highway No. 112; said point being the northeast corner of the property conveyed to A. E. Krantz and wife, Agnes Krantz, by deed of record in Book 1639, Page 297, said Register's Office; thence with Krantz east line S 12 degrees 15' W, 219 feet, more or less, to the northeast corner of property conveyed to E. B. Smith and wife, by deed from A. E. Krantz dated October 3, 1949; thence eastwardly 40 feet to a point; thence northwardly 217 feet to a 92 feet east of the easterly margin of Highway No. 112; thence westwardly 49 feet to the beginning.

And being further described as follows:
Land located in the 1st Councilmanic District of Nashville, Davidson County, Tennessee on the easterly margin of Clarksville Pike, South of Kings Lane, said land being bounded on the North by Bruce Howard, Jr., on the West by Word of Life Christian Center, Inc. and on the South by Metropolitan Government of Nashville and Davidson County, Tennessee, said land being all of Tract 1 and Tract II shown in Instrument No. 20051104-0134204, Register's Office for Davidson County, Tennessee, described according to a survey dated 7-24-06 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN. R.L.S. N0. 1838) as follows Beginning at an iron rod (old) in the easterly margin of Clarksville Pike, the Northwest Corner of Metropolitan Government of the City of Nashville and Davidson County (Book 11484, Page 582, Register's Office for Davidson County, Tennessee-Lot 3, Bordeaux Library Subdivision, Book 11190, Page 72, Register's Office for Davidson County, Tennessee) and the Southwest Corner of the herein described tract.

Thence with the easterly margin of Clarksville Pike N 08 degrees 15' 00" E, 212.62 feet to an iron rod (old), the Southwest Corner of Bruce Howard, Jr., (Book 5613, Page 37, Register's Office for Davidson County, Tennessee) and the Northeast Corner of the herein described tract.

Thence leaving Clarksville Pike with the South line of Howard S. 85 degrees 30' 58" E., 91.30 feet to an iron pipe (old), a common corner with Word of Life Christian Center, Inc. (Book 11471, Page 909, Register's Office for Davidson County, Tennessee) and the Northwest corner of the herein described tract. Thence with the west line of World of Life Christian Center, Inc. S 12 degrees 31' 44" W, 217.73 feet to an iron rod (old) in the northerly line of Metropolitan Government, lot 3, Bordeaux Library Subdivision and the Southeast Corner of the herein described tract. Thence N 82 degrees 53' 17" W, 74.87 feet to the point of the beginning and containing 0.41 acres more or less.

Being the same property conveyed to Brad Dodge by Warranty Deed from L.C. Anderson, Trustee of the L.C. Anderson Living Trust, recorded on July 06, 2015, of record in 20150706-0064733, Register's Office for Davidson County, Tennessee.

This is improved property known as 4010 Clarksville Pike, Nashville, TN 37218.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	4010 Clarksville Pike Nashville TN 37218				
		(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 our hands 07/09/18.

Brad Dodge by Jonathan Hagan, Attorney in Fact

Brad Dodge by Jonathan Hagan
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Jonathan Hagan with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Brad Dodge, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Brad Dodge by himself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of July, 2018.

NOTARY PUBLIC

My Commission Expires: 3-8-2021

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE DELANA LOWHORN