# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$156,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 26, 2003

**THIS INSTRUMENT WAS PREPARED BY**
**Michael J. Philbin, P. C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Laura Kelly Christopher** | **Chase Manhattan Mortgage Corporation** | **130-1-134** |
| (NAME) **232B Harding Place** | (NAME) **155 Franklin Road, Suite 350** | **07DZ30360** |
| (ADDRESS) **Nashville, TN 37205** | (ADDRESS) **Brentwood, TN 37027** | |
| (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, I, **CLAYTON T. KING**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURA KELLY CHRISTOPHER , UNMARRIED** , 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:

LAND in Davidson County, Tennessee, being the southeasterly portion of Lot No. 26 on the plan of Bransford Realty Company's Belle Meade Golf Links Subdivision of record in Book 421, Pages 94 and 95 and as delineated on the Plan of Bel-Re Villa, of record in Book 5800, Page 171, all in said Register's Office, and described more particularly as follows:
BEGINNING at a point in the northeasterly margin of Harding Place at the common front corners of Lots 25 and 26 of the said Bransford Realty Company's Belle Meade Golf Links Subdivision; thence with said northeasterly margin, north 34 degrees 47' 30" west 30 feet to a point, being the northwesterly corner of the herein described tract; thence leaving the northeasterly margin of Harding Place, north 56 degrees, 13' 28" east, 118.97 feet to a point; thence north 54 degrees 3' 23" east 30.2 feet to a point; thence north 35 degrees 56' 37" west 2.0 feet to a point; thence north 54 degrees 03' 23" east 4.9 feet to a point; thence south 35 degrees 56' 37" east 2.0 feet to a point: thence north 54 degrees 3' 23" east 57.94 feet to a point in the southwesterly line of Lot No. 58 on said Bransford Realty Company's Belle Meade Golf Links Subdivision; thence with said southwesterly line south 34 degrees 47' 30" east 31.69 feet to the common rear corners of said Lots 25 and 26; thence south 55 degrees 44' west 211.7 feet to the point of beginning.

TOGETHER with an access easement for ingress and egress to and from Harding Place across the westerly portion of said property.

Being the same property conveyed to Clayton T. King by deed from BKR Properties of record in Book 7858 Page 8 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 232 B Harding Place, Nashville, TN 37205

(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 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.

Davidson County DEEDWARR
Recvd: 12/14/00 15:45 2pgs
Fees:11.00 Taxes:577.20

20001214-0123239

Witness my/our hand(s) this 16th day of November, 2000.

Clayton T. King

Clayton T. King

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clayton T. King, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of November, 2000

Commission expires July 26, 2003

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

Shannon Philbin
Notary Public