WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/17/04 11:46 2pgs
Fees:13.00 Taxes:1221.00

20041217-0150167

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 5-27-07
(AFFIX SEAL)

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 6320 Highway 41-A, Ste. 201, Pleasant View, TN 37146

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gay Dawn Horne-Nelson	NEW OWNER	084-06-0-1.00
(NAME)	(NAME)	
124 Two Rivers Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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,

G. SCOTT CRANE, UNMARRIED

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

GAY DAWN HORNE-NELSON AND HUSBAND, DARRYL F. NELSON,

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

unimproved ☐

This is improved ☒ property, known as 124 Two Rivers Court, Nashville, TN 37214
(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 15th day of December, 2004.

G. Scott Crane

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 15th day of December, 2004 before me, a Notary Public in and for the State and County aforesaid, personally appeared G. Scott Crane, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledge that he executed the same for the purpose therein contained. Witness my hand and official seal at Nashville, Tennessee this 15th day of December, 2004.

Commission expires: 5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, referenced on the plat of Sunny Acres Section Four as of record in Book 2900, page 2, Register's Office for Davidson County, TN and further described as follows to wit:

Tract I:
Beginning at a point 75 feet north from a concrete monument at the northeasterly corner of Lot No. 151, Sunny Acres, Section 4, of record in Book 2900, page 2, Register's Office for said County; thence fronting along the northwesterly margin of Briley Parkway 215 feet to the southwesterly corner of the northerly 100 feet of the southerly 390 feet of a parcel marked "Ewing O. Harper Reserved" on the aforementioned plan, same being conveyed to grantors by deed from Donald K. Holman and wife, Barbara S. Holman, as of record in Book 3905 page 296, said Register's Office; thence leaving said Parkway and in a northwesterly direction 185 feet to the southeasterly bank of the Cumberland River; thence in a westerly direction and parallel to the said river, 223 feet to a point being 75 feet from a concrete monument at the northerly most corner of Lot No. 151; thence with a line south and parallel to the easterly line of Lot 151 to the point of beginning.

Tract II:
Being the northerly 100 feet of the southerly 390 feet of a parcel marked "Ewing O. Harper Reserved" on the Plan of Sunny Acres, Section Four, as of record in Book 2900, page 2, Register's Office for said County, as described by a survey made by Hickerson and Hickerson Engineers, dated July 11, 1963, as follows: Beginning at an iron pin in the northwesterly margin of Briley Parkway: the same being 290 feet northeasterly from a concrete monument, at the northeast corner of Lot No. 151 on said plan; thence north 54 degrees 17' West 185 feet to an iron pin located 15 feet from the edge of the water of the Cumberland River; thence north 53 degrees 43' east 101.0 feet to an iron pin; thence south 54 degrees 17' east 153.5 feet to an iron pin in the northwesterly margin of Briley Parkway; thence south 35 degrees 43' west 100.0 feet to the point of beginning.

Tract III:
Beginning at the northeast corner of the property owned by Clarence D. Palmer and wife, and running in a northeasterly direction parallel to the northerly margin of Briley Parkway, 707.81 feet, more or less, to a monument; thence in a northerly direction 33.8 feet to the southwesterly bank of Cumberland River; thence in a westerly direction and parallel to the said River, 707 feet more or less to the easterly property line of Palmer 148 feet more or less to the beginning.