File No [redacted]01714

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/12/05 16:15 2 pgs
Fees:13.00 Taxes:148.00
20050712-0080892

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2005.

My Commission Expires Jan. 25, 2006 Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G. W. Clement		62-13-0-011.00
(NAME)	(NAME)	
1804 Rosebank Ave	SAME	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jo Ann McPherson Hindsley**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **G. W. Clement**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 32 on the Map of Riverwood Subdivision, as of record in Book 547, Page 62, Register's Office for Davidson County, Tennessee, and as shown as Lot "A" on a copy of a survey made by Leonard Yokley, Engineer, Nov. 7, 1949, and described according to said survey as follows:

Beginning at a point in the southwesterly margin of Riverwood Drive, 265 feet southeasterly from the common corner of Lot No. 32 of said Riverwood Subdivision, and Lot No. 48 of Eastdale Place, of record in Book 547, Page 29 and 30, said Register's Office; thence along the margin of said Riverwood Drive, south 46° east 85 feet, and south 67° east 5 feet to the common corner of Lots A and B shown on said Yokley survey; thence with the line between said Lots A and B, south 33° 39' west 156 feet to a point; thence north 53° 25' west 150 feet to a point which is 210 feet southeast of the southwest corner of Lot No. 32; thence north 53° east 175 feet more or less to the beginning. This is the same legal description as in the previous deed of record. 54° 25 minutes

Being the same property conveyed to Charles E. McPherson and wife, Louise Horn McPherson, by Deed from Leonard Yokley and wife, Gloria H. Yokely, dated April 24, 1950, filed for record on April 25, 1950, in Deed Book 1815, Page 295, Register's Office fro Davidson County, Tennessee. The said Charles E. McPherson having since died and subject property vested in Louise Horn McPherson as the surviving tenant by the entirety. The said Louise Horn McPherson (also known as Mary Louise McPherson) died on December 31, 2004 intestate and subject property vested in Jo Ann McPherson Hindsley as her only child.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1416 Riverwood Dr., Nashville, TN 37216
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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/our hand(s) this 6th day of July, 2005.

Jo Ann McPherson Hindsley

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jo Ann McPherson Hindsley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 6th day of July, 2005.

My Commission Expires:

Notary Public

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Exp. Jan. 26, 2006

File Number: [redacted]1714

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027