File No. 280900652

WARRANTY DEED

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$135,000.00**

Jean C. Yount
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2008.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 10/07/08 10:19 2 pgs
Fees:13.00 Taxes:499.50

20081007-0101773

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jean C. Yount		062-13-0-011.00
(NAME)	(NAME)	
~~1416 Riverwood Drive~~ 1861 Hwy 41 South	SAME AS NEW OWNER	
(ADDRESS)	(ADDRESS)	
~~Nashville, TN 37216~~ Greenbrier, TN 37073		
(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, **G.W. Clement,** thereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **JEAN C. YOUNT AND WILLIAM E. YOUNT**, hereinafter called the grantee(s), 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 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 deg. East 85 feet, and South 67 deg. 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 deg. 39' West 156 feet to a point; thence North 53 deg. 25' West 150 feet to a point which is 210 feet Southeast of the Southwest corner of Lot No. 32; thence North 54 deg. 25' East 175 feet more or less to the beginning.

Being the same property conveyed to G. W. Clement by Warranty deed from Jo Ann McPherson Hindsley of record in Instrument No. 20050712-0080892 on 07/06/2005 and filed for record on 07/12/2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2008 are a lien but are not yet due and payable; (2) Subject to all matters as set forth per Plat Book 547, Page 62, Register's Office of Davidson County, Tennessee.

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), Their 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), 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/our hands this 22nd day of September, 2008.

G. W. Clement

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 G. W. Clement the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 22nd day of September, 2008.

Commission expires: 11-1-11

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV 7, 2011

Notary Public

File Number: 280900652

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075