BILL GARRETT, Davidson County
Trans: T20110018466 DEEDWARR
Recvd: 03/30/11 09:50 4 pgs
Fees:22.00 Taxes:0.00

20110330-0024317

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $193,000.00 STATE OF TENNESSEE TAX EXEMPT.

AFFIANT

Subscribed to and sworn before me this 18th day of February, 2011.

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JAN. 7, 2013

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
STATE OF TENNESSEE 22nd Floor Tennessee Tower 312 8th Avenue North Nashville, Tennessee 37243-0299	TAX EXEMPT	Map 084-16-0 Parcel 200.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF $193,000.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTY TWINING AND HUSBAND ADAM TWINING,** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **STATE OF TENNESSEE,** 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:

TRANSACTION NUMBER 10-10-002

LEGAL DESCRIPTION HAS BEEN ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS EXHIBIT "A".

SURVEY DESCRIPITION HAS BEEN ATTACHED HERETO AND INCOPORATED HEREIN BY REFERENCE AS EXHIBIT "B".

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **3244 KNOBVIEW DRIVE** **NASHVILLE, TENNESSEE 37214**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

AT
CT

LTSR Number:

GTE File: 2010

WITNESS, this 18th day of February, 2011

Christy Twining

Adam Twining

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18th day of February, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Christy Twining and Adam Twining** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 18th day of February, 2011.



Notary Public

Commission Expires:

My Commission Expires JAN. 7, 2013

LTSR Number:

GTE File: 201(

EXHIBIT "A"

TRANSACTION NUMBER 10-10-002

Land being located in the 15th Council District of Davidson County, Tennessee. Also being Parcel No. 200 on Davidson County Tax Map 84-16. The survey shown hereon was surveyed by Dale and Associates, Inc. on January 4, 2011. Being Lot No. 37 on the Plan of Nob Hill, of record in Plat Book 2663, Page 31, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. And being more particularly described by metes and bounds as follows:

Beginning at an iron rod situated in the easterly margin of Knobview Drive, (North=670507.0742, East=1770187.2500) said point also being southwest corner of the Sally Sherman property of record in Will Book 20060803-0094747, R.O.D.C., TN.;

Thence, leaving said road, North 71 degrees18minutes18seconds East, a distance of 303.86 feet to an iron rod;

Thence, South 18degrees11minutes39seconds West, a distance of 156.39 feet to a concrete monument;

Thence, South 62degrees51minutes30seconds West, a distance of 199.50 feet to an iron rod situated in the easterly margin of Knobview Drive;

Thence, along said road, along a curve to the right, having a central angle of 07degrees33minutes32seconds, a radius of 1175.00 feet, a tangent of 77.62 feet, a length of 155.01 feet, and having a chord which bears North 23degrees22minutes40seconds West, a distance of 154.90 feet to the point of beginning and containing 0.796 acres or 34,685.743 square feet of land more or less. Survey prepared by Dale & Associates, Inc. .

Being the same property conveyed to Christy & Adam Twining of record in Instrument 20060808-0097458, in the Register's Office for Davidson County, Tennessee.

CT 15

EXHIBIT "B"

TRANSACTION NUMBER 10-10-002

