WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130039836 DEEDWARR
Recvd: 05/13/13 14:17 2 pgs
Fees: 13.00 Taxes: 1243.20

20130513-0048172

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 336,000.00

Lynda Lowe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of May, 2013

Notary Public:

MY COMMISSION EXPIRES: 3-30-15
(AFFIX SEAL)

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kieran J. Cloonan	Wells Fargo Home Mortgage	Parcel ID:
5153 Ravens Glen	2001 Killebrew Drive	172140B21500CO
Nashville, TN 37211	Bloomington, MN 55425.	

FOR AND IN 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

Deloris Ann Burke, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto ~~survivorship~~ **Kieran J. Cloonan , married and Joseph K. Cloonan, unmarried,** ~~*tenants in common with full right of~~ 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 Lot No. 215, Revision 2 of Winfield Park, Phase 1, Section 2, as shown on Plat of record in Instrument 20010313-0024087, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Deloris Ann Burke by deed from Diane E. Jonges, of record in Instrument 20021104-0134901, dated October 30, 2002, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11113, Page 691, amended in Instrument 20001211-0122000; 20020520-0061426; and Book 11113, Page 717, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20010313-0024087; and (3) Easement Agreement of record in Book 11124, page 852; Easement to Bellsouth of record in Book 11628, Page 204; and Ingress and Egress Easement of record in Book 5552, Page 857, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5153 Ravens Glen, Nashville, TN 37211

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.

***joint tenants with the rights of survivorship**

Witness my hand this 9th day of May, 2013.

Deloris Ann Burke
Deloris Ann Burke

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 Deloris Ann Burke, 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 9th day of May, 2018.

My Commission Expires: 8/23/16

Notary Public

