WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130105936 DEEDWARR
Recvd: 12/20/13 08:41 2 pgs
Fees:13.00 Taxes:370.00

20131220-0128514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/20/14
(AFFIX SEAL)

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TN Parks and Greenways Foundation	Same as new owner	129-05-0-005.00
(NAME) 117 30th Avenue South	(NAME)	
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BARRY M. COBURN AND JEWEL E. COBURN, FORMERLY HUSBAND AND WIFE, NOW DIVORCED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TN PARKS AND GREENWAYS FOUNDATION, HEREINAFTER CALLED THE GRANTEE, 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(s) 986 and part of Lot 987, as shown on the map entitled West Meade Farms, Inc., Section XVI, of record in Book 2663, page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEGINNING at a point on the westerly margin of Hathaway Court, said point being the common front corner of Lots 984 and 986, thence in a westerly direction with the line between said 2 lots 312.4 feet to a point; thence in a southwesterly direction with the line between Lots 981 and 986, 59.8 feet to a concrete monument being the common rear corner of Lots 981 and 986; thence in a southeasterly direction with the rear line of Lot No. 986, 16.0 feet to a concrete monument; thence with the rear line of Lot 986, 272.4 feet to a point; thence with the rear line of Lot 986 easterly 496.1 feet to a point being the common rear corner of Lots 986 and 987; thence with the rear line of Lot 987 in a northeasterly direction 125 feet more or less to a point being the southwesterly corner of the property conveyed to Robert L. Smith et ux by deed of record in Book 4844. page 287, said Register's Office; thence in a northwesterly direction with Smiths' southwesterly line 335 feet more or less to a concrete monument on the easterly margin of Hathaway Court, said point being 60.3 feet northerly along the easterly margin of Hathaway Court from the common front corner of Lots 986 and,987; thence running with the easterly margin of Hathaway Court in a southerly and then westerly direction along the front line's of Lots 987 and 986 164.8 feet to the point of beginning.

Being part of the same property conveyed to BARRY M. COBURN AND WIFE, JEWEL E. COBURN, by deed from GARY W. SMITH, TRUSTEE, of record in Instrument No. 20011212-0137388 and amended in Instrument No. 20070831-0105068, dated December 11, 2001, said Register's Office.

This conveyance is subject to: 2014 property taxes which are a lien, but not yet due and payable; all matters as shown on the map entitled West Meade Farms, Inc., Section XVI, of record in Book 2663, page 56, said Register's Office, to which source reference is hereby made for more complete details of description, together with the Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 402 Hathaway Ct., Nashville, TN 37205

(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 our hands this 17th day of December, 2013.

Barry M. Coburn

Jewel E. Coburn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barry M. Coburn and Jewel E. Coburn, formerly husband and wife, now divorced, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of December, 2013.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14