WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/30/16
(AFFIX SEAL)

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-1871

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Clifton	New Owner	
(NAME)	(NAME)	117-3-62
2952 Primrose Cir.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **CORBIN WALKER AND WIFE, ELIZABETH KIRK WALKER FKA ELIZABETH KIRK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON CLIFTON, AN UNMARRIED MAN,** 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:

BILL GARRETT, Davidson County
Trans:T20140004723 DEEDWARR
Recvd: 01/22/14 10:52 3 pgs
Fees:18.00 Taxes:1080.40
20140122-0005854

SEE ATTACHED EXHIBIT "A"

unimproved ☐

This is improved ☒ property, known as 2952 Primrose Cir., Nashville, TN 37212
(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 17 day of January, 2014.

Corbin Walker

Elizabeth Kirk Walker

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 Corbin Walker and Elizabeth Kirk Walker , the 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 Nashville, Tennessee this 17 day of January, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Being Lot No. 1 of Block B on the Map of Belmont Terrace Annex No. 4 of record in Book 974, Page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 60 feet on the Southerly side of Primrose Circle and runs back between parallel lines 186.1 feet on the Westerly line along the Easterly line of an unnamed street, 162.5 feet along the Easterly line to the margin of the Tennessee Central Railroad on which it measures 115 feet.

Included but specifically excluded is that portion of the property conveyed to the State of Tennessee for construction of a controlled access highway and for ingress and egress to and from of record in Book 4795, Page 753, more particularly described as follows:

Beginning at a point in the South boundary of this property, said point being South 57 deg. 38' West 75.3 feet along the said boundary from its intersection with the West margin of Primrose Circle at another point that is 1227.1 feet South and West of the East exit of Primrose Circle on Primrose Avenue; thence along the said South boundary South 57 deg. 38' West 86.5 feet to a point in the North right of way of the Tennessee Central Railroad; thence along the said right of way if the Tennessee Central Railroad; thence along the said right of way North 34 deg. 39' West 115.0 feet to a point; thence North 75 deg. 11' East 950 feet to a point; thence South 32 deg. 51' East 85.5 feet to the point of beginning and containing 8,790 square feet and being part of the property conveyed by Frank P. Petzold and wife to Hilda A. Nutting of record in Book 1258, Page 172, Register's Office for Davidson County, Tennessee.

There is also hereby conveyed a permanent easement for the construction and maintenance of an electric power transmission line and underground sanitary sewers. This conveyance includes the right of the State of Tennessee, Department of Transportation, its assigns and its servants and agents to construct, operate, maintain, repair, replace and inspect electric power transmission and sanitary sewer improvements within the limits of the aforementioned easement which is described as follows; Beginning at the same point described above; thence North 32 deg. 51' West 85.5 feet to a point; thence North 75 deg. 11' East 10.5 feet to a point; thence South 32 deg. 51' East 81.9 feet to a point in the said South boundary; thence along the said South boundary South 57 deg. 38' West 10.0 feet to the point of beginning and containing 855 square feet.

Elizabeth Kirk is now known as Elizabeth Kirk Walker.

Being the same property conveyed to Corbin Walker and Elizabeth Kirk, both unmarried, as Tenants in Common with Rights of Survivorship by Warranty Deed from Leanne B. Parsons, unmarried, dated April 28, 2011 of record in Instrument No. 20110429-0032721, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 974, page 97, said Register's Office; and (c) easement of record in Instrument No. 20110429-0032721, said Register's Office.