BILL GARRETT, Davidson County
Trans:T20140013748 DEEDWARR
Recvd: 02/27/14 11:19 2 pgs
Fees:13.00 Taxes:619.38
20140227-0016951

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN143940

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1820 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,400.00.

Jayler Noreen
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of February, 2014.

Nathan L. Powers
NOTARY PUBLIC

My commission expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyler Rosseba 2330 Riverside Drive Nashville, TN 37216	New Owner	072-07-0-120.00

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Seven Thousand Four Hundred and 00/100 Dollars ($167,400.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **DRUE ALLISON F/K/A DRUE E. HACKNEY, JOINED BY HER HUSBAND, GARRY ALLISON, JR.**, hereinafter called the Grantors, has bargained and sold and by these presents do hereby transfer and convey unto, **TYLER ROSSEBA, AN UNMARRIED MAN**, hereinafter called the Grantee, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 6 and 7 on the Plan of L.A. Warren's Resubdivision of Block "C" of R. M. Dudley's Subdivision of record in Plat Book 843, page 102, Register's Office for said County.

Said Lots adjoin and front together 145.5 feet on the westerly side of Riverside Boulevard as measured around a curve, and extends back between lines 178 feet on the north line of Lot No. 6 and 100 feet on the south line of Lot No. 7 to a dead line in the rear on which they measure 103 feet.

Tract II

A tract of land in Nashville, Davidson County, Tennessee, being located in the Southwestern Quadrant of the intersection of Riverside Drive (80' R.O.W) and Kirkland Avenue (80' R.O.W.) and being more particularly described as follows:

BEGINNING at an iron pin in the Northwesterly margin of Riverside Drive, said iron pin being Southerly 285.5 feet from the Southern terminus of Kirkland Drive and being the Easterly most common corner of said tract and the Felix Sales, Etux Property as evidence in Book 4385, page 571, R.O.D.C., TN, thence 1) With said Northwesterly margin of Riverside Drive, S. 63 deg. 41

min. 02 sec. N. a distance of 91.06 feet to an iron pin, thence 2) Leaving said margin and severing the lands of Patrick S. Long, Etux as evidenced in Book 5545, page 37, R.O.D.C., TN, N 18 deg. 22 min 04 sec. W a distance of 55.80 feet to an iron pin in the Southerly line of said Felix Sales Tract, thence 3) With said Southerly line, S. 82 deg. 46 min. E. a distance of 100.00 feet to the point of BEGINNING, and containing 2,516.17 square feet or 0.058 acres, more or less.

Being the same property as conveyed to DRUE E. HACKNEY, unmarried by Warranty Deed from Michael Sales and Theresa G. Sales, husband and wife, dated November 20, 2009, recorded November 24, 2009 at Instrument Number 20091124-0108076, Register's Office for Davidson County, Tennessee.

The property address of the herein described real estate is believed to be 2330 Riverside Drive, Nashville, Davidson County, Tennessee 37216 and is shown on all tax records as same, but such addresses' are not part of the legal description of the subject property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 25th day of February, 2014.

Drue Allison

DRUE ALLISON

Gary Allison

~~CARY~~ **ALLISON, JR.**
Garry

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Drue Allison and Garry Allison, Jr., 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 seal, this the 25 day of February, 2014.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

Leslie Garside
Notary Public

My commission expires: 12/23/2014