WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,300.00

Frank Cody Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2014.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 7-9-2018

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank Cody Jones	American Financial Resources, Inc.	01400005300
(NAME) 3550 Binkley Rd.	(NAME) 9 Sylvan Way	
(ADDRESS) Joelton, TN 37080	(ADDRESS) Parsippany, NJ 07054	
(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, I, JAMES RONALD CLINARD, AS AN HEIR-AT-LAW OF MARJORIE N. CLINARD, DECEASED AND STEPHEN WADE CLINARD, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARJORIE N. CLINARD, DECEASED AND AS AN HEIR-ATLAW OF MARJORIE N. CLINARD AND AS ATTORNEY-IN-FACT FOR THE FOLLOWING HEIRS-AT-LAW OF MARJORIE N CLINARD: Marjorie Melissa Hess, Jerri Stringer, Dorothea Green and Jean Renee Clinard, HEREINAFTER CALLED THE GRANTOR , HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK CODY JONES, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 14TH, FORMERLY THE 24TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, described according to a survey made by C & K Surveyors, LLC dated 5/31/2014 as follows:

BEGINNING at a broken highway monument on the north right-of-way of Binkley Road, located 40' from centerline, and being the southeast corner to Lot 1 on the Plan of Carlos Food Subdivision of record in Book 6050, Page 344 in the Register's Office for Davidson County, Tennessee, and being the southwest corner of this tract; thence N 07-36-14 E, 211.32' to a point in Interstate I-24, thence with the right-of-way of Interstate I-24, S 80 deg. 57 min 01 sec. E. 218.60' to a point; thence S 77 deg. 05 min. 40 sec. E 198.75' to a point; thence S 76 deg. 15 min. 11 sec. E 295.41' to an iron pin; being the northwest corner of Lot No. 2 on the Plan of George Chapman Property as of record in Deed Book 6050, Page 247, Register's Office for Davidson County, Tennessee; thence with the westerly line of Lot No. 2, S 16 deg. 46 min. 47 sec. 80.34' to a point; thence S. 08 deg. 34 min. 37 sec. W. 36.69' to a point; thence S 24 deg. 49 min. 50 sec. W 28.84' to a point; thence S 31 deg. 50 min. 44 sec. W. 19.87' to a point; thence S. 33 deg. 17 min. 43 sec. W. 93.20' to an iron pin in the northern right-of-way of Binkley Road at the base of a 50" Oak tree; thence with said right-of-way, N 71 deg. 23 min. 24 sec. W 292.17' to a point; thence with a curve having a radius of 1309.43', a length of 357.31' a tangent of 179.77', a chord of 356.20' and an angle of 4 deg.22'32" to the beginning, containing 3.518 acres, more or less.

Being a part of the same property conveyed to James M. Clinard and wife, Marjorie Rollins Clinard by Warranty Deed from C. E. Lewis and wife, Ophelia K. Lewis which deed is dated November 25, 1957 and recorded in Book 2705, Page 281, Register's Office for Davidson County, Tennessee. The said James M. Clinard having since died on October 31, 1998 and the said Marjorie Rollins Clinard aka Marjorie N. Clinard having since died intestate on March 9, 2013. By Affidavit of Heirship of record as Instrument No. 20140617-0052672 in the Register's Office for Davidson County, Tennessee.the Heirs-at-Law of Marjorie N. Clinard have been established to be: Stephen Wade Clinard, Ronald David Clinard, Marjorie Melissa Hess, Jerri Stringer, Dorothea Green and Jean Renee Clinard. The said Ronald David Clinard having disclaimed his interest in and to the above property pursuant to T. C. A. 31-1-103, which Disclaimer being recorded as Instrument No. 20140617-0052673 in the Register's Office for Davidson County, Tennessee and which Disclaimer having the effect of passing the interest of Ronald David Clinard to his only heir, James Ronald Clinard.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2014 AND SUBSEQUENT YEARS AND FURTHER SUBJECT TO THE RIGHTS OF WAY OF BINKLEY ROAD AND INTERSTATE 24.

BILL GARRETT, Davidson County
Trans: T20140042678 DEEDWARR
Recvd: 06/17/14 10:27 4 pgs
Fees: 23.00 Taxes: 297.11

File No: 2014-0086

20140617-0052678

unimproved ☐

This is improved ☑ property, known as 3550 Binkley Road, Joelton, TN 37070

(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 my hand this 13th day of June, 2014.

Stephen Wade Clinard, Heir-at-Law
of Marjorie N. Clinard, deceased

Stephen Wade Clinard, Personal
Representative of the Estate of
Marjorie N. Clinard

Dorothea Green, Heir-at-Law of
Marjorie N. Clinard, deceased

By: Stephen Wade Clinard
Attorney-in-Fact

Marjorie Melissa Hess, Heir-at-Law
of Marjorie N. Clinard, deceased

By: Stephen Wade Clinard
Attorney-in-Fact

Jerri Stringer, Heir-at-Law of
Marjorie N. Clinard, deceased

By: Stephen Wade Clinard
Attorney-in-Fact

Jean Renee Clinard, Heir-at-Law
of Marjorie N. Clinard, deceased

By: Stephen Wade Clinard
Attorney-in-Fact

James Ronald Clinard, Heir-at-Law
of Marjorie N. Clinard, deceased

State of Tennessee
County of Davidson

On this the 13th day of June, 2014, before me personally appeared **Stephen Wade Clinard,** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Marjorie Melissa Hess,** and acknowledged that he executed the same as the free act and deed of the said **Marjorie Melissa Hess**

Witness my hand and official seal at office at Goodlettsville, Tennessee, this the 13th day of June, 2014.

My commission expires:
01/09/2018

Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

On this the 13th day of June, 2014, before me personally appeared **Stephen Wade Clinard,** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Jerri Stringer,** and acknowledged that he executed the same as the free act and deed of the said **Jerri Stringer.**

Witness my hand and official seal at office at Goodlettsville, Tennessee, this the 13th day of June, 2014.

My commission expires:
01/09/2018

Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

On this the 13th day of June, 2014, before me personally appeared **Stephen Wade Clinard,** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Dorothea Green,** and acknowledged that he executed the same as the free act and deed of the said **Dorothea Green.**

Witness my hand and official seal at office at Goodlettsville, Tennessee, this the 13th day of June, 2014.

My commission expires:
01/09/2018

Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

On this the 13th day of June, 2014, before me personally appeared **Stephen Wade Clinard,** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Jean Renee Clinard,** and acknowledged that he executed the same as the free act and deed of the said **Jean Renee Clinard.**

Witness my hand and official seal at office at Goodlettsville, Tennessee, this the 13th day of June, 2014.

My commission expires:
01/09/2018

Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **James Ronald Clinard, as an Heir-at-Law of Marjorie N. Clinard, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.**

Witness my hand and official seal at Madison, **Tennessee, this the** 14th **day of June, 2014.**

My commission expires: 01/09/2018

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Stephen Wade Clinard, as an Heir-at-Law of Marjorie N. Clinard, deceased, and as Personal Representative of the Estate of Marjorie N. Clinard, deceased, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.**

Witness my hand and official seal at Goodlettsville, **Tennessee, this the** 13th **day of June, 2014.**

My commission expires: 01/09/2018

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY