WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/25/14 07:27 3 pgs
Fees:18.00 Taxes:111.00
20140625-0055295

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $30,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF JUNE, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6366 WALKER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Charles Walker	Charles Walker	13304000900
2826 Hartford Dr	69 Thompson Ln	
Nashville, TN 37210	Nashville TN 37211	

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 ACKNOWLEDGE, WE,

JUDY ANN COTHRAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHARLES WALKER

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:

Being Parts of Lots 20, 21 and a tract marked "For Future development" as shown on the Map of J. P. Ellis' Glencliff Subdivision, Section "A", a part of the Morton tract, of record in Book 1130, Page 23, Register's Office for Davidson County, Tennessee, a more particularly described according to a survey by Ralph W. C. Lambert, dated August 23, 1964, as follows: Beginning at an iron pin on the Easterly margin of Glencliff Road, 18 feet Southerly from the Southwest corner of Lot No. 21; thence S85°25'E, 262 feet to an iron pin; thence N3°05'E, 132 feet to an iron pin 20 feet North of the original line between Lots Nos. 20 and 21; thence 132 feet to an iron pin 20 feet North of the original line between Lots. Nos. 20 and 21, S88°30'E, 272 feet to a corner fence post, being J. E. Forman's Southeast corner in the Westerly line of the Lewis Payne property; thence with Payne's Westerly line S30°30'W, 371.5 feet to an iron pin in the Northerly margin of Old Antioch Pike; thence S86°W, 476 feet to a railroad spike at the intersection of the Northerly margin of said pike and the Easterly margin of Glencliff Road; thence in a Northerly direction with the Easterly margin of said Road with the curve 257.2 feet to the point of beginning, containing 2.94 acres, more or less. Included in this description but specifically excluded herefrom is that portion of the property conveyed to Metropolitan Government for Nashville/Davidson County, of record in Book 4384, Page 894, being parts of Lots Nos. 20, 21 and a tract marked "For future development" on the Map of Book 1130, Page 23, Register's Office for Davidson County, Tennessee, containing 12,260 square feet. Also the rights for a temporary slope and construction easement to extend 40 feet beyond the new relocated Northerly margin of Antioch Pike. Said easement is to become null and void upon completion of the construction of said Pike.

Being a portion of the same property conveyed to Judy Ann Cothran by Quitclaim Deed from M. Lee Barrett, Jr., Successor Trustee of the Barrett Joint Revocable Trust Agreement U/A/D May 30, 1996, recorded on the 11th day of September, 2013 in Instrument No. 20130911-0096040, in the Register's Office of Davidson County, Tennessee.

This being investment property and never the residence of the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J.P. ELLIS - GLENCLIFF SUBDIVISION - SECTION "A", as recorded in Plat Book 1130, Page(s) 23, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property known as 3218 Glencliff Road, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 23rd day of June, 2014.

Judy Ann Cothran

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JUDY ANN COTHRAN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of June, 2014.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 14-R6366 WALKER

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Julie Coone, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

JULIE COONE

State of Tennessee
County of Davidson

Personally appeared before me, Jon Paul Johnson, a notary public for this county and state, Julie Coone, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JON PAUL JOHNSON, NOTARY PUBLIC

JON PAUL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:

7/3/2017