BILL GARRETT, Davidson County
Trans:T20140049958 DEEDWARR
Recvd: 07/14/14 10:17 2 pgs
Fees:13.00 Taxes:1202.50

20140714-0061650

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th day of July, 2014

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jon E. Waltz	NEW OWNER	Parcel ID:
4262 Andrew Jackson Pkwy		07500004400
Hermitage, TN 37076		

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 acknowledged, we

J. Steven Cloyd, Bobbie Sue Fertig, David B. Cloyd, Patricia Ann Taylor, and James H. Cloyd, Heirs of the Estate of James B. Cloyd

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jon E. Waltz, unmarried

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:

A tract of land situated in the 12th Councilmanic District of Davidson County, Tennessee, of record in Deed Book 8607, Page 705 and described according to an un-recorded survey by John D. McCormick - RLS #674 dated September 18, 2000 follows:

Beginning at an iron rod in a chain link fence line on the Northerly line of the said Cloyd property. Said point being 454.90 feet in a N 64 deg. 06' 32" W direction from the Northeast corner of the said Cloyd property in Deed Book 8607, Page 705, said Register's Office; thence S 20 deg. 30' 00" W a distance of 489.66 feet to an iron rod; thence N 84 deg. 28' 35" W a distance of 83.50 feet to an iron rod; thence S 20 deg. 04' 52" W a distance of 54.15 feet to an iron rod, being in line with a fence line in a tree row; thence along said fence line and tree row N 63 deg. 50' 39" W a distance of 364.51 feet to an iron rod in the western boundary of the said Cloyd Property and in the easterly boundary of Hermitage Estates - Section 3; thence N 27 deg. 52' 16" a distance of 100.09 feet to a concrete monument at the end of Gullett Drive; thence N 27 deg. 49' 38" to a distance of 468.94 feet to an iron rod, said point being the northwesterly corner of the said Cloyd property; thence S 64 deg. 06' 32" E a distance of 372.00 feet to the point of beginning.

There is conveyed with this property any and all rights retained in a certain Ingress-Egress and Utility Easement along the northerly boundary of the said Cloyd Property of record in Deed Book 8607, Page 705 from Andrew Jackson Parkway to the above described tract and described as follows:

Beginning at an iron rod in the westerly margin of Andrew Jackson Parkway, said point being the northeast corner of the Cloyd Property of record in Deed Book 8607, Page 705; thence along the westerly margin of Andrew Jackson Parkway S 15 deg. 42' 07" W a distance of 50.80 feet; thence leaving Andrew Jackson Parkway N 64 deg. 06' 32" W a distance of 459.17 feet to a point in the above described property; thence N 20 deg. 30' 00" E a distance of 50.22 feet to an iron rod in a chain link fence line; thence along the chain link fence line S 64 deg. 06' 32" E a distance of 454.90 feet to the point of beginning.

BEING the same property conveyed to James Barry Cloyd by Quitclaim Deed from Dorothy E. Cloyd, a/k/a Dorothy Ann Cloyd, of record in Instrument 20010102-0000212, dated December 28, 2000, Register's Office for said County. The said James Barry Cloyd died June 11, 2013. The Grantors herein execute this instrument as Heirs of the Estate of James B. Cloyd pursuant to the authority granted in the Probate Court of Davidson County, Tennessee, File No. 13P1111.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Deed Book 8607, Page 705, said Register's Office.

Power of Attorney of record in Instrument 20140714-0061646, Instrument 20140714-0061647, Instrument 20140714-0061648, and Instrument 20140714-0061649, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4262 Andrew Jackson Pkwy, Hermitage, TN 37076

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 11th day of July, 2014.

J. Steven Cloyd by Patricia Ann Taylor
J. Steven Cloyd by Patricia Ann Taylor,
Attorney in Fact

Bobbie Sue Fertig by Patricia Ann Taylor
Bobbie Sue Fertig by Patricia Ann Taylor,
Attorney in Fact

David B. Cloyd by Patricia Ann Taylor
David B. Cloyd by Patricia Ann Taylor,
Attorney in Fact

Patricia Ann Taylor
Patricia Ann Taylor

James H. Cloyd by Patricia Ann Taylor
James H. Cloyd by Patricia Ann Taylor,
Attorney in Fact

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 Patricia Ann Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, Patricia Ann Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of J. Steven Cloyd, Bobbie Sue Fertig, David B. Cloyd, and James H. Cloyd as his/her/their Attorney in Fact as the free act and deed of the within named J. Steven Cloyd, Bobbie Sue Fertig, David B. Cloyd, and James H. Cloyd.

Witness my hand and official seal at Nashville, Tennessee, the 11th day of July, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.