Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED 16772

mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20140050468 DEEDWARR
Recvd: 07/15/14 10:08 2 pgs
Fees:13.00 Taxes:949.05

20140715-0062223

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,500.00

Elizabeth S. Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2014.

Ruth M. Foran
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G O Durand	**USAA Federal Savings Bank**	**041-06-0-039.00**
(NAME)	(NAME)	
1450 Finnland Drive	**10750 McDermott Freeway**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**San Antonio, TX 78288-0558**	
(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, **Deborah K. Fox**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **G O Durand and wife Angela Marie Durand**, 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:

Land in Davidson County, Tennessee, being a portion of Lot No. 9 on the Plan of Section Two, Skyline Subdivision, of record in Plat Book 3700, Page 46, Register's Office for Davidson County, Tennessee being more particularly described as follows:

Beginning at a point in the North right of way margin of Finnland Drive said point being N 89° 52' W, 188.03 feet from the common corner of Lots Nos. 9 and 10 of said subdivision; thence with said margin N 89° 52' W, 34.97 feet to an iron pin in concrete at the beginning of a curve having a radius of 325.00 feet; thence with said curve Southwesterly 177.91 feet to an iron pin a the common corner of Lots Nos. 8 and 9; thence leaving road, N 31° 14' W. 55.15 feet to an iron pin in concrete, thence N 04° 26' E, 448.00 feet to an iron pin in concrete; thence N 02° 00' E, 266.00 feet to a concrete monument at the Northwest corner of Lot No. 9; thence S 87° 16' E, 190.96 feet to a point in the North boundary of said Lot No. 9; thence with a new line severing said Lot No. 9 2 00° 08' W, 703.5 feet to the point of beginning.

There is an extension of the existing 50 foot roadway and utility easement being of record in Book 3283, Page 609, Register's Office for Davidson County, Tennessee, the said North margin of said easements begins at a point in the East boundary of Lot No. 9 of a point 212 feet Southerly from the N.E. corner of said lot and extends N 87° 16' W, 188.04 feet to a point in the East line of the above described 3.50 acres also being 212 feet Southerly from the North boundary line on Lot No. 9 in Section II, Skyline Subdivision.

There is also an easement at the Southwest corner of the above described parcel for access or Lot No. 8 of record in Book 4283, Page 607, Register's Office.

Being the same property conveyed to Emory A. Fox and wife, Deborah K. Fox by deed of record in Instrument 20080116-0004830, Register's Office for Davidson County, Tennessee.

The said Emory A. Fox having since died.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **1450 Finnland Drive, Nashville, TN 37207**
(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 my/our hand(s) this 10th day of July, 2014.

Deborah K. Fox

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 Deborah K. Fox the bargainor(s), with whom I am personally acquainted or proved to me 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 Nashville, Tennessee, this 10th day of July, 2014.

Commission expires:6/21/15

Notary Public

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY