BILL GARRETT, Davidson County
Trans:T20140075319 DEEDWARR
Recvd: 10/06/14 12:27 3 pgs
Fees:18.00 Taxes:984.20
20141006-0092365

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0370HV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of September, 2014.

Notary Public
Commission Expires: 10-28-2015

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
William Dylan Norman 8624 Cub Creek Road Nashville, TN 37209	Reliance First Capital LLC 201 Old Country Road, Suite 205 Melville, NY 11747	077-00-0-032.00 for 2015

WARRANTY DEED

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, I/WE,

Donald L. Loftis and wife, Jessica L. Loftis

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Dylan Norman, 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:

BEING A PARCEL OF LAND IN THE 35TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE J.D. STEVENS PROPERTY AS OF RECORD IN INSTRUMENT NO. 200102230017305-R.O.D.C., TN. BOUNDED ON THE EAST BY THE PAUL KIRBY PROPERTY AS OF RECORD IN DEED BOOK 9409, PAGE 598-R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE DONALD L. LOFTIS, ET UX PROPERTY AS OF RECORD IN DEED BOOK 10005, PAGE 776-R.O.D.C., TN. THE WILLIAM S. DUNN PROPERTY AS OF RECORD IN INSTRUMENT NO. 201010210084283-R.O.D.C., TN. AND THE DONALD F. PARRISH, ET UX PROPERTY AS OF RECORD IN DEED BOOK 5376, PAGE 239-R.O.D.C., TN. BOUNDED ON THE WEST BY THE RIVER ROAD PARTNERSHIP AS OF RECORD IN INSTRUMENT NO. 201407110061222-R.O.D.C, TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET, SAID PIN BEING THE SOUTHWEST CORNER OF THE PAUL KIRBY PROPERTY AS OF RECORD IN DEED BOOK 9409, PAGE 598-R.O.D.C., TN; THENCE, A COMMON LINE WITH THE PAUL KIRBY PROPERTY AS OF RECORD IN DEED BOOK 9409, PAGE 598-R.O.D.C., TN. NORTH 67 DEGREES 53 MINUTES 00 SECONDS EAST, 172.83 FEET TO AN EXISTING IRON PIN FOUND; THENCE, A COMMON LINE WITH THE DAVID LEE SNYDER PROPERTY AS OF RECORD IN DEED BOOK 7724, PAGE 629-R.O.D.C., TN. SOUTH 22 DEGREES 26 MINUTES 44 SECONDS EAST, 416.27 FEET TO AN IRON PIN SET IN THE NORTHERLY MARGIN OF CUB CREEK ROAD (25' FROM CENTERLINE); THENCE, WITH THE NORTHERLY MARGIN OF CUB CREEK ROAD, SOUTH 64 DEGREES 31 MINUTES 27 SECONDS WEST,

242.83 FEET TO A POINT; THENCE, SOUTH 66 DEGREES 27 MINUTES 31 SECONDS WEST, 206.79 FEET TO AN IRON PIN SET; THENCE, LEAVING SAID MARGIN, A COMMON LINE WITH THE WILLIAM S. DUNN PROPERTY AS OF RECORD IN INSTRUMENT NO. 201010210084283-R.O.D.C., TN. NORTH 45 DEGREES 00 MINUTES 30 SECONDS WEST, 475.82 FEET TO AN EXISTING IRON PIN FOUND; THENCE, WITH AN EXISTING FENCE AND DUNN PROPERTY SOUTH 67 DEGREES 39 MINUTES 31 SECONDS WEST, 496.82 FEET TO A ROCK MONUMENT; THENCE, WITH AN EXISTING FENCE, A COMMON LINE WITH THE DONALD F. PARRISH, ET UX PROPERTY AS OF RECORD IN DEED BOOK 5376, PAGE 239-R.O.D.C., TN. SOUTH 84 DEGREES 29 MINUTES 48 SECONDS WEST, 340.62 FEET TO AN EXISTING FENCE CORNER; THENCE, NORTH 52 DEGREES 42 MINUTES 19 SECONDS WEST, 332.94 FEET TO AN EXISTING IRON PIN FOUND; THENCE, A COMMON LINE WITH THE RIVER ROAD PARTNERSHIP PROPERTY AS OF RECORD IN INSTRUMENT NO. 201407110061222-R.O.D.C, TN. NORTH 1 DEGREES 00 MINUTES 45 SECONDS EAST, 130.35 FEET TO AN IRON PIN FOUND;
THENCE, NORTH 34 DEGREES 38 MINUTES 48 SECONDS WEST, 351.47 FEET TO AN IRON PIN FOUND;
THENCE, NORTH 8 DEGREES 35 MINUTES 24 SECONDS WEST, 312.52 FEET TO AN EXISTING ROCK MONUMENT FOUND; THENCE, A COMMON LINE WITH THE J.D. STEVENS PROPERTY AS OF RECORD IN INSTRUMENT NO. 200102230017305-R.O.D.C, TN. NORTH 29 DEGREES 14 MINUTES 18 SECONDS EAST, 67.36 FEET TO AN IRON PIN SET; THENCE, NORTH 67 DEGREES 03 MINUTES 18 SECONDS EAST, 699.60 FEET TO AN EXISTING T-POST FOUND; THENCE, NORTH 53 DEGREES 33 MINUTES 18 SECONDS EAST, 140.25 FEET TO AN IRON PIN SET; THENCE, NORTH 51 DEGREES 33 MINUTES 18 SECONDS EAST, 300.30 FEET TO AN IRON PIN SET; THENCE, NORTH 44 DEGREES 03 MINUTES 18 SECONDS EAST, 429.00 FEET TO AN EXISTING IRON PIPE FOUND; THENCE, A COMMON LINE WITH THE PAUL KIRBY PROPERTY AS OF RECORD IN DEED BOOK 9409, PAGE 598-R.O.D.C., TN. SOUTH 43 DEGREES 19 MINUTES 18 SECONDS EAST, 318.74 FEET TO AN EXISTING IRON PIPE FOUND; THENCE, WITH AN EXISTING FENCE, SOUTH 28 DEGREES 25 MINUTES 42 SECONDS WEST, 463.38 FEET TO AN POINT; THENCE, WITH AN EXISTING FENCE, SOUTH 27 DEGREES 17 MINUTES 37 SECONDS WEST, 265.81 FEET TO AN EXISTING 8" HICKORY TREE; THENCE, WITH AN EXISTING FENCE, SOUTH 43 DEGREES 00 MINUTES 42 SECONDS EAST, 783.15 FEET TO THE POINT OF BEGINNING.

Being the same property convyed to Donald L. Loftis and wife, Jessica L. Loftis by deed from Roy J. Allen and wife, Felisa C. Allen, dated March 29, 1996 and filed for record in Book 10005, Page 776, Register's Office for Davidson County, Tennessee, and by deed from Harry G. Allen and George Allen and wife, Maxie Allen, dated March 29, 1996 and filed for record in Book 10005, Page 768, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Donald L. Loftis and wife, Jessica L. Loftis by Quitclaim Deed to create a singular tract of land and singular taxing parcel from David C. Risner, Trustee, and in the same instrument conveyed to David C. Risner, Trustee from Donald L. Loftis and wife, Jessica L. Loftis, dated September 17, 2014 and recorded September 19, 2014 in Instrument No. 20140919-00896353, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8624 Cub Creek Road, Nashville, TN 37209.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of September, 2014.

Donald L. Loftis

Jessica L. Loftis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donald L. Loftis and Jessica L. Loftis** 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 30th day of September, 2014.

Notary Public
My Commission Expires: 10-28-2015

(Notary Seal)

