BILL GARRETT, Davidson County
Trans:T20140076182 DEEDWARR
Recvd: 10/08/14 13:57 2 pgs
Fees:13.00 Taxes:551.30
20141008-0093433

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1436

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Henry F. Chiles Leslie S. Chiles P.O. Box 280717 Nashville, TN 37228	New Owner	70-13-129.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $149,000.00

Henry F. Chiles
Affiant

Subscribed and sworn to before me, this the 6th day of October, 2014.

I. M.
Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Lesa L. Foreman, married, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Henry F. Chiles and Leslie S. Chiles, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lots 17 and 18 on the Map of Haley's Subdivision of part of Block 5 in G.T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, page 155, Register's Office for said County.

Said Lot No. 17 fronts 100 feet on the southeasterly side of Rivercliff Drive, formerly River Drive, and runs back 176 feet on the northeasterly line and 160 feet on the southwesterly line to the top of the bluff of Cumberland River, and shows 72 feet on said bluff. Said Lot No. 18 fronts 100 feet on the southeasterly side of Rivercliff Drive, formerly River Drive, and runs back 166 feet on the northeasterly line and 165 feet on the southwesterly line to the top of the bluff of Cumberland River, and shows 100 feet on said bluff.

Being the same property conveyed to Lesa L. Foreman, married by Quitclaim Deed from George N. Lovell and wife, Dorothy N. Lovell, dated September 10, 2010, recorded September 10, 2010, of record in Instrument No. 20100910-0072267, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2004 Rivercliff Drive, Nashville, TN 37218**

This property is not a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **6th** day of **October, 2014.**

GRANTOR(S)

Lesa L. Foreman

Lesa L. Foreman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Lesa L. Foreman** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and official seal on this the **6th** day of **October, 2014.**

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

I. M.

Notary Public
My Commission Expires: