WARRANTY DEED

BRANDON J. MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 2, 2018

G-VRES-14-03818

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Candace Avery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-2-2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Candace Avery	**New owner**	
(NAME) **961 Caldwell Lane**	(NAME)	**062-09-0-032.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CLIFTON D. BRILEY AND WIFE, JODIE A. BELL,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CANDACE AVERY, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a tract of land lying in Davidson County, Tennessee, also known as part of Lot 2 and 3 of the unrecorded map of Jackson Park, River Section, and being more particularly described as follows:

Beginning at an existing iron rod on the easterly right of way of way line of Brush Hill Road at a corner common with Marie E. Johnson and Kimberly Marie Koger, as of record in Deed Instrument No. 20111113-0124234, at the Register's Office for Davidson County, Tennessee, being the northwest corner of the tract being described;

Thence leaving the easterly right of way line of Brush Hill Road with the southerly property line of Marie E. Johnson and Kimberly Marie Koger, South 83 degrees 55'18" East, 288.61 feet to an iron rod set as a witness pint on top of bank of the Cumberland River a total of 313.61 feet;

Thence with the westerly bounds of the Cumberland River, South 21 degrees 44'07" East, 130.61 feet to a point at a corner common with Clifton D. Briley and Jodie A. Bell, as of recorded in Deed Instrument No. 20060407-0040492, as said Register's Office;

Thence leaving the westerly bounds of the Cumberland River the northerly property line of Clifton D. Briley and Jodie A. Bell, North 83 degrees 55'18" West, 25.00 feet to a iron rod set as a witness point a total of 326.80 feet to an iron rod set on the easterly right of way line of a 25 foot street;

Thence with the easterly right of way line of the 25 foot street and Brush Hill Road, North 16 degrees 22' 51" West, 125.00 feet to the point of beginning, containing 36,990 square feet (0.85 acres more or less).

Per boundary and topographic survey done by Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204. Dated August 19, 2013.

Being a portion of the same property conveyed to Clifton D. Briley and wife, Jodie A. Bell by deed from Mary Ruth Howell, married of record in Instrument No. 20060407-0040492 Register's Office for Davidson County, Tennessee, dated April 6, 2006 and recorded on April 7, 2006.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to the flow of the Cumberland River across so much of the premises as may lie therein.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **3818 Brush Hill Rd. , Nashville, Tennessee 37216**.

BILL GARRETT, Davidson County
Trans:T20140077312 DEEDWARR
Recvd: 10/14/14 12:34 2 pgs
Fees:13.00 Taxes:647.50

20141014-0094755

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 10th DAY OF OCTOBER, 2014.

Clifton D. Briley

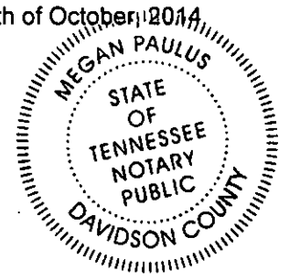
Jodie A. Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLIFTON D. BRILEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of October, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

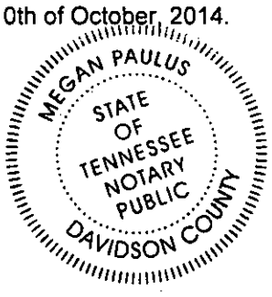


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JODIE A. BELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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RETURN TO:
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