THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14091899**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $121,795.00. Affiant Subscribed and sworn to before me this 29th day of October, 2014. Notary Public My Commission Expires: 1-9-16

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

SANDY BALENT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140081497 DEEDWARR
Recvd: 10/29/14 10:47 2 pgs
Fees:13.00 Taxes:450.64
20141029-0099754

WARRANTY DEED

Address New Owner: Marian Taylor 2104 Cliff Dr Nashville TN 37218	Send Tax Bills To: ~~New Owner~~ Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	Tax Information: Tax Parcel ID No. 070-13-0-116.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Edward Scott Lewis and Susan Elizabeth Matiland aka Susan Elizabeth Maitland, as joint tenants with rights of survivorship** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Marian Taylor, a married woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract of land in the 13th Civil District of Davidson County, in the village of Bordeaux, known as 2104 Cliff Drive, Nashville, Tennessee and more particularly described as follows:

Beginning at a point in the Easterly margin of Cliff Drive, 399 feet, more or less, North of the Northerly margin of State Highway No. 112 known as Clarksville Highway (formerly known as New Highway No. 112), being the Northeast corner of the property conveyed to John and Elise Geist by deed of record in Book 263, Page 503, Register's Office for said County; thence with the margin of said Drive, North 32 degrees East 90 feet to a point; thence South 58 degrees East 295 feet to low water mark of Cumberland River; thence down said river 90 feet, more or less, to a point which is Geist's Northeast corner; thence North 58 degrees West 295 feet, more or less, to the beginning.

Being part of the same property conveyed by Warranty Deed from John R. Robinson, unmarried to James Edward Scott Lewis and Susan Elizabeth Matiland, as joint tenants with rights of survivorship as recorded on the 19th day of November, 2012 in Instrument No. 20121119-0106718; Quitclaim Deed from Johnnie R. Randolph to John R. Robinson as recorded on the 19th day of August, 2003 in Instrument No. 20030819-0120278, corrected by Scrivener's Affidavit as recorded on the 5th day of December, 2007 in Instrument No. 20071205-0141130 and Warranty Deed from James W. Hagey, individually and as Executor of the Estate of James Kendrick Head a/k/a Kendrick Head, deceased, and wife, Betty Hagey to Johnnie R. Randolph, a single woman as recorded on the 24th day of April, 1998 in Deed Book 10898, Page 635, in the Register's Office of Davidson County, Tennessee.

Susan Elizabeth Matiland and Susan Elizabeth Maitland being one and the same.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions,

utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Flowage, recorded in Book 2149, Page 23.

Subject to the flow of any creeks, streams or branches across subject property.

Subject to rights of upper and lower riparian owners in and to the use of the waters of said creek located on the premises and the natural and unobstructed flow thereof.

This is improved property located at 2104 Cliff Dr Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 27th day of October, 2014.

James Edward Scott Lewis

Susan Elizabeth Matiland aka Susan Elizabeth Maitland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Edward Scott Lewis and Susan Elizabeth Matiland aka Susan Elizabeth Maitland, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2014.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017