THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15012759** KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,650.00. Affiant Subscribed and sworn to before me, this 6th day of February, 2015. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Kathryn Merth 242 Antioch Pike Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13302011600

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, **Suzanne Polk Kilby** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathryn Merth**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lot No. 7 on the Plan of the Subdivision of the real estate of Hinchey Petway, deceased, as of record in Minute Book "I", Page 442, Chancery Court in Nashville, being Lot No. 9 on the Unrecorded Map of A. C. Roth's Subdivision, described according to a survey made by Z. J. Wilkinson, Surveyor, May 3, 1940, as follows: Beginning at a point on the Northerly margin of Antioch Pike 665 feet East of the Easterly margin of McComb Avenue, formerly Stewart Street; thence Northwardly and parallel with the Easterly margin of McComb Avenue, 163.9 feet; thence Eastwardly 50 feet to a point in the Northeast corner of said Lot No. 9; thence Southwardly with the line between Lots 8 and 9, 164.8 feet to the Northerly margin of Antioch Pike, the Southeast corner of said Lot No. 9; thence with the Northerly margin of said pike Westwardly 50 feet to the point of beginning.

Being the same property conveyed to William O. Lee by Deed from H. D. Johnson and wife, Clarice V. Johnson, of record in Book 1718, Page 319, Register's Office for Davidson County, Tennessee, the said William O. Lee having predeceased his wife, Gradie Neal Lee, and Gradie Neal Lee having died intestate leaving as her only heir at law Jane Lee Polk, now deceased.

Being the same property conveyed to Suzanne Polk Kilby by Quitclaim Deed from Deborah J. Winters, Administratrix of the Estate of Jane Lee Polk, C.T.A., recorded on the 23rd day of August, 1993 in Deed Book 9055, Page 532, in the Register's Office of Davidson County, Tennessee.

Included in the above description, but expressly excluded from this conveyance, is the following tract or parcel of land:

Being part of Lot No. 7 on the plan of the Subdivision of the Real Estate of Hinchey Petway, deceased, as of record in Minute Book "I", Page 442, Chancery Court in Nashville, being the Easterly 25 feet of Lot No. 9 on the unrecorded map

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of A. C. Roth's Subdivision, described according to a survey made by Z. J. Wilkinson, Surveyor, May 3, 1940, as follows:

Beginning at a point in the Northerly margin of Antioch Pike, 715 feet East of the Easterly margin of McComb Avenue, formerly Stewart Street, said beginning point being the corner of Lots Nos. 8 and 9; thence with the line between said lots, Northwardly 164.8 feet; thence Westwardly 25 feet; thence Southwardly 164.3 feet, more or less, to the Northerly margin of Antioch Pike; thence with the Northerly margin of said Pike, Eastwardly 25 feet to the beginning.

Being the same property conveyed to G. W. Givens and wife, Bertha Givens, by Deed from William O. Lee and wife, Gradie N. Lee, of record in Book 1760, Page 137, said Register's Office.

And

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

A strip or parcel of land in the 30th Councilmanic District of the Metropolitan Government of Nashville & Davidson County, Tennessee, being part of Lot No. 7 on the plan of the Subdivision of the real estate of Hinchey Petway, deceased, as of record in Minute Book 1, Page 442, Chancery Court in Nashville. Being part of Lot Nos. 9, 10 and 11 on the unrecorded map of A. C. Roth's Subdivision, described as follows:

Beginning at a point on the present Northerly margin of Antioch Pike 665 feet East of the Easterly margin of McCombs Avenue, formerly Stewart Street; thence North 2ï¿½ 43' East 8.04 feet to a point on the new relocated Northerly margin of Antioch Pike; thence South 85ï¿½ 29' 51" East 100.05 feet along the new relocated Northerly margin of Antioch Pike, the same being parallel to and 30 feet from the new relocated centerline of Antioch Pike to a point; thence South 2ï¿½ 43' West 4.92 feet to a point on the present Northerly margin of Antioch Pike; thence with the present Northerly margin of said Pike, Westwardly 100 feet to the point of beginning.

Being the same property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, its representatives by Warranty Deed from William O. Lee and wife, Gradie Neal Lee, recorded on the 5th day of August, 1969 in Deed Book 4355, Page 384, in the Register's Office of Davidson County, Tennessee.

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, covenants, and restrictions (as may be amended or supplemented), all easements, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Minute Book "I", Page(s) 442 (Chancery Court in Nashville TN).

Easement recorded in Book 4355, Page 384.

This is improved property located at 242 B Antioch Pike Nashville, TN 37211.

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 6th day of February, 2015.

Suzanne Polk Kilby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Suzanne Polk Kilby, 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 6th day of February, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018