BILL GARRETT, Davidson County
Trans:T20150012177 DEEDWARR
Recvd: 02/19/15 10:06 2 pgs
Fees:13.00 Taxes:296.00
20150219-0014347

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0047HV

STATE ~~OF TENNESSEE~~
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Kassandra Green
Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of February, 2015.

Notary Public
Commission Expires: 10.28.2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kassandra Green 1501 Shelby Ave. Nashville, TN 37206	- New Owner -	107-14-0-157.00

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,

Clayton Gholson, by and through Janet Drake, his attorney-in-fact

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

Kassandra Green, an unmarried woman

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:

LAND in Davidson County, Tennessee, being Lot No. 88 on the Plan of Miro Meadows, as of record in Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description.

BEING the same property conveyed to Clayton Gholson, by Warranty Deed from Mir Kader Ali and wife, Anjum Ali, dated 9/14/95 and recorded 9/21/95 in Book 9801, Page 890, in the Register's Office of Davidson County, Tennessee.

Subject property is not the principal residence of the grantor.

Power of Attorney of record in Instrument No. 20141021-0097195, 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: 1003 Briley Parkway, Nashville, TN 37217.

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 12th day of February, 2015.

Clayton Gholson

Clayton Gholson by Janet Drake, Attorney in Fact

Janet Drake, Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Janet Drake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Clayton Gholson and that she is authorized by Clayton Gholson to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee this 12th day of February, 2015.

Notary Public
My Commission Expires: 10-28-2015

(Notary Seal)

