BILL GARRETT, Davidson County
Trans:T20150012935 DEEDWARR
Recvd: 02/23/15 10:30 2 pgs
Fees:13.00 Taxes:884.30
20150223-0015268

FROM: Jeana G. Clark

TO: Crystal Acacia

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Crystal Acacia 2317 Riverside Drive Nashville, TN 37216	Franklin American Mortgage Co. 501 Corporate Centre Dr. Suite 400 Franklin, TN 37067	Map 72-7 Parcel 269

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this ~~transfer~~ is $239,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of February, 2015.

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

Notary Public
My Comm. Expires: 10-18-16

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jeana G. Clark, unmarried, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Crystal Acacia, a single woman, hereinafter called "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 66 on the Map of R. M. Dudley's Subdivision of Block A, B, C & D, made by Erle Drake, County Surveyor, dated October 14, 1915, described as follows:

Beginning on the southeasterly margin of Riverside Drive, at the common corner of Lots 66 & 67; thence with the line between said lots, southeasterly 170 feet to an alley; thence with said alley, northeasterly 40 feet to the corner of Lots 65 & 66; thence with the line between said lots, northwesterly 170 feet to the southeasterly margin of Riverside Drive;

thence with the margin of said Drive, southerly 80 feet to the point of beginning.

Being the same property conveyed to Jeana G. Clark, unmarried, by deed from Freda D. Cartwright, unmarried, of record in Book 9513, page 582, Register's Office for said county.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. Taxes for the year 2015 and subsequent years.

This is improved property known as 2317 Riverside Drive, Nashville, Tennessee 37216.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 11th day of February, 2015.

Jeana G. Clark

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 Jeana G. Clark, the bargainor, 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.

Witness my hand and seal, at office in Nashville, Tennessee, this the 11th day of February, 2015.

NOTARY PUBLIC

My Commission Expires: 7/6/15

JEANETTE L. RAMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.