BILL GARRETT, Davidson County
Trans:T20150013338 DEEDWARR
Recvd: 02/24/15 10:41 2 pgs
Fees:13.00 Taxes:240.50
20150224-0015721

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of February, 2015

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

ZANA C. P... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Cynthia Christine Clark	Cynthia Christine Clark	Parcel ID:
4709 Log Cabin Road	4709 Log Cabin Road	09601002401/09601015500
Nashville, TN 37216	Nashville, TN 37216	

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, we

Marcelene Oakley, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Cynthia Christine Clark, unmarried

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 the Fourteenth Councilmanic District of Davidson County, Tennessee and located at the end of Riverpoint Court and being more particularly described according to a boundary survey dated July 9, 1992, by Jesse E. Walker Tennessee License No. 1485, as follows:

Beginning at an iron pin located on the north margin of Riverpoint Court, said iron pin being the westernmost point of the herein described tract, thence;

1. Leaving said margin and along the east line of Riverpoint Condominiums, Section Two, as evidenced in Plat Book 5200, Page 749, in the Register's Office of Davidson County, Tennessee, North 16 degrees, 52 minutes, 23 seconds East a distance of 176.11 feet to an iron pin; thence;
2. Continuing with Riverpoint North 54 degrees 00 minutes 08 seconds East a distance of 125.23 feet to an iron pin at fence corner, thence;
3. With a fence and Sarah Byrn's line South 47 degrees 03 minutes 12 seconds East a distance of 345.42 feet to an iron pin in a fence, thence;
4. With a fence and L.W. Lane's line South 23 degrees 56 minutes 23 seconds West a distance of 292.87 feet to an iron pin at a fence corner, thence:
5. Continuing with said fence and Lane's line, passing Nannie Hoggatt's northeast corner South 80 degrees 44 minutes 22 seconds West a total distance of 171.90 feet to an iron pin in a fence, thence;
6. Along the line of Riverpoint North 22 degrees 01 minutes 59 seconds West a distance of 311.28 feet to an iron pin, the point of beginning.

INCLUDED in the above description but expressly excluded is any portion of the above described property is the right of way for Munn Road.

BEING the same property conveyed to Marcelene Oakley by Quitclaim Deed from Marvin A. Arwine, of record in Instrument 20090717-0066987, dated August 12, 2008, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 749, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 431 and 0 Munn Road, Nashville, TN 37214

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 do 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 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 20th day of February, 2015.

Marcelene Oakley

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 Marcelene Oakley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of February, 2015.

My Commission Expires: 2.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.