BILL GARRETT, Davidson County
Trans:T20150015518 DEEDWARR
Recvd: 03/03/15 10:39 2 pgs
Fees:13.00 Taxes:758.50
20150303-0018379

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $205,000.00. Affiant Subscribed and sworn ~~to before~~ me, this the 26th day of February, 2015. Notary Public My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Donelson	New Owner	072070321.00
P.O. Box 60555		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SUSAN Y THORNTON, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN DONELSON, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee:

Beginning at a point in the westerly margin of Riverside Drive, said point being 491.67 feet from the southerly margin of Kirkland Avenue; thence leaving said Riverside Drive and following the property conveyed to Thomas Battle Jr. in Book 7666, Page 967, Register's Office for Davidson County, Tennessee, N 14 degrees S4' 30" W., 123.13 to a point; thence leaving Battle and following the southerly line of Lots 10 and 11 of L.A. Warren's Subdivision of record in Book 843, Page 102, Register's Office for Davidson County, Tennessee in a westerly direction 75 feet more or less; thence severing Lot 14 of R.M. Dudley's Subdivision of record in Book 974, Page 6, Register's Office for Davidson County, Tennessee the following three calls: S 11 degrees 18' 08" E., 6 feet to a point S. 80 degrees 29' 26" W, 125.06 feel to a point and N 11 degrees 16' 08" W., 415 feet to a point; thence westerly 94 feet more or less to a point; thence leaving L.A. Warren's Subdivision and following the lines between Lots 13, 14, and 15 of the R. M. Dudley's Subdivision, southerly 191.7 feet to a point; thence severing Lot 13 northeasterly I0 feet more or less and easterly 247 feet more or less (shown as 255 feet more or less in previous deeds) to the Westerly margin of Riverside Drive; thence Northeasterly 127 feet more or less to the point of beginning.

Being the same property conveyed to Susan Y. Thornton, a single person by deed from Michael Lepore, a single person of record in Instrument No. 20060926-0118997 Register's Office for Davidson County, Tennessee, dated September 22, 2006 and recorded on September 26, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is unimproved property known as 2324 Riverside Drive, Nashville, TN 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of February, 2015.

Susan Y. Thornton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Susan Y. Thornton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of February, 2015.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018