Davidson County DEEDWARR
Recvd: 04/06/15 14:08 3 pgs
Fees:18.00 Taxes:3367.00
20150406-0029782

#32247

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **910,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF April, 2015. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 6, 2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Harwell Todd and Bonney Todd	Avenue Bank	
206 Rolling Fork Court	3823 Cleghorn Avenue	129-05-0-049.00
Nashville, TN 37205	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **James M. Fleming and wife, Cheryl S. Fleming,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Harwell Todd and Bonney Todd, husband and wife,**

HEREINAFTER CALLED THE GRANTEE, HIS 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. 1 on the Plan of Final Plat of Ambrose Acres of record in Book 8250, Page 519, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description. Together with and subject to an easement for driveway purposes to serve Lot No. 2 as shown on said Plan of record in Book 8250, Page 519, Register's Office for Davidson County, Tennessee. Together with and subject to an access easement between Lot 1 and Lot 2 of Ambrose Acres being attached as an exhibit hereto and being more particularly described as follows:

All that portion of land located in the Second Civil District of Nashville, Davidson County, Tennessee, running through Lot No. 2, Final Plat, Ambrose Acres (Book 8250, Page 519, Register's Office for Davidson County, Tennessee) and serving Lot 1 of said Ambrose Acres being described according to a mortgage loan inspection by Campbell, McRae & Associates, dated 6/13/97 (Glenn McRae TN RLS #1673), more particularly as follows:

Beginning at an iron rod (Old) at the common front corner of Lot 1 and 2 Ambrose Acres (Book 8250, Page 519, Register's Office for Davidson County, Tennessee) being further described as the Southwest corner of Lot 2 of said Ambrose Acres; thence Easterly along the 20' wide access easement that runs along the centerline of an existing concrete driveway, the centerline of said 20' access easement being described as follows: N. 57 degree 56' 34" E 19.62 feet to the beginning of a curve to the left that has a deflection angle of 52 degree 13' 10" a Radius of 100.00 feet a tangent length of 49.01 feet a length of 91.14 feet and a chord bearing a distance of N 31 degree 49' 59" E 88.02 feet; thence N 05 degree 43' 24" E 176.69 feet to the beginning of a curve to the right that has a deflection angle of 122 degree 43' 26" a radius of 35.00' feet a tangent length of 64.09' feet a length of 74.97' feet and a chord bearing a distance of N 67 degree 05' 07" E 61.44 feet; thence continuing with said concrete driveway centerline the following 3 (three) calls; S 51 degree 33' 10" E 59.80 feet; thence S 65 degree 33' 52" E 43.45 feet; thence S 69 degree 17' 59" E 48.38 feet to the point in the common lot line of Lots 1 and 2 of said Ambrose Acres Subdivision said point being located S 33 degree 52' 24" W 9.30 feet from the most Easterly point of Lot 2 of said Ambrose Acres Subdivision and the Easterly terminus of this access easement.

Being the same property conveyed to James M. Fleming and spouse, Cheryl S. Fleming by Warranty deed from Albert E. Ambrose, Jr. and spouse, Frances J. Ambrose and SunTrust Bank Nashville, N.A. Trustee under Agreement H. Hill for the benefit of Frances Caldwell, 1 of record in Instrument No. 20100315-0019337 Register's Office for Davidson County, Tennessee, dated February 26, 2010 and recorded on March 15, 2010.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **206 Rolling Fork Court, Nashville, TN 37205.**

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 our hands this the 3rd day of April, 2015.

James M. Fleming

Cheryl S. Fleming

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 **James M. Fleming and Cheryl S. Fleming,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of April, 2015.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

True Copy Certification

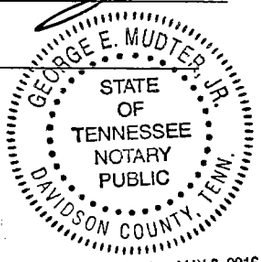
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires MAY 3, 2016