WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150029231 DEEDWARR
Recvd: 04/17/15 15:13 2 pgs
Fees:13.00 Taxes:1221.00
20150417-0034502

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Brothers	FARMINGTON MORTGAGE	
(NAME)	(NAME)	
4422 Pecan Valley Road	2002 RICHARD JONES RD. #300A	Map 56
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	NASHVILLE TN 37215	Parcel 63
(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, **KIMBERLY ANN CLARK, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHAD BROTHERS AND LARA M. BROTHERS, HUSBAND AND WIFE,** 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 a tract of land in Davidson County, Tennessee, on the southerly margin of Pecan Valley Road, being all of the property described in Deed Book 7621, page 344, Register's Office for Davidson County, Tennessee, and further described according to a Mortgage Loan Inspection by Campbell Surveying Co., Inc., dated December 23, 1992, as follows:

Beginning at a point in the southerly margin of Pecan Valley Road, said point being located at the northwest corner of the Al Johnson Tract (Deed Book 7306, page 790), and the northeast corner of the herein described tract; thence leaving said margin of said Road, south 15 deg. 30' 16" east 1,205.4 feet to a point; thence south 81 deg. 34' 26" west 46.0 feet to a point; thence south 48 deg. 31' 00" west 200.24 feet to a point; thence north 15 deg. 34' 49" west 968.4 feet to an iron pin in the southerly margin of Pecan Valley Road; thence with said margin of said Road, north 43 deg. 07' 28" east 267.11 feet to the point of beginning.

Being the same property conveyed to Kimberly Ann Clark by deed from John R. Pfeiffer, an unmarried person, of record in Instrument No. 20120125-0006864, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) easements of record in Book 6560, page 5 and Book 7209, page 854, said Register's Office; and (c) restrictive covenants of record in Book 6340, page 131, said Register's Office.

This is improved X property, known as 4422 Pecan Valley Road, Nashville, TN 37218
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 15 day of April, 2015.

KIMBERLY ANN 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 Kimberly Ann Clark, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015