P15-6662-BW

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20150034936 DEEDWARR
Recvd: 05/06/15 10:59 2 pgs
Fees: 13.00 Taxes: 1555.85
20150506-0041337

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 420,500.00.

emily jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF APRIL, 2015.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas P. Williams	New Owner	
107 W. Tyne Drive		13005003700
Nashville, TN 37205		
(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, **Marion Albert Quina, III and Marjorie Hall Quina, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas P. Williams and Kathleen S. Williams, 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 in the 34th Councilmanic District of Nashville, Davidson County, Tennessee, on the southerly margin of West Tyne Drive, 183.9 feet East of the right-of-way return of Tennessee State Highway 100, being Lot No. 24, Block H, 2nd Revised Plan, Highlands of Belle Meade No. 2, Blocks E, F, G, H & K of record in Plat Book 1130, Page 71 and 72, in the Register's Office for Davidson County, Tennessee, and described according to a boundary survey dated March 31, 2004, by Campbell, McRae and Associates Surveying, Inc., (John Hood TN RLS #1838) as follows:

Beginning at an iron pipe (old) on the southerly margin of West Tyne Drive, said pipe being the Northeast corner of the James M. Halloran Land (Book 11267, page 597, RODC, TN) also known as Lot 25, Block "H", 2nd revised plan, Highlands of Belle Meade No. 2 (Book 1130, Pages 71 and 72 RODC, TN) and the Northwest corner of Lot 24, Block "H" of said 2nd revised plan, Highlands of Belle Meade No. 2, said pipe being located S 60 deg. 57' 31" E 183.9 feet from the R.O.W. return of State Highway 100; thence with said southerly margin of West Tyne Drive S 60 deg. 23' 23" E 15.53 feet to a concrete monument (old); thence with a curve to the left with an included angle of 08 deg. 39' 59", a radius of 550.00 feet, a tangent length of 41.68 feet, a chord bearing and distance of S 65 deg. 37' 14" E 83.11 feet for an arc length of 83.19 feet to a concrete monument (old); thence S 69 deg. 46' 14" E 2.34 feet to an iron rod (new) at the Northwest corner of the Jeffrey L. Wolfgang Land (Instrument No. 20020220-0021416 RODC, TN), also known as Lot 23, Block "H" of said 2nd revised plan, Highlands of Belle Meade No. 2; thence leaving said Southerly margin with said Wolfgang S 21 deg. 33' 36" W 209.98 feet to an iron pipe (old) in the northerly line of the Andrew C. Healy Land (Instrument No. 20010629-0069094 RODC, TN) also known as Lot 4, Block "H" of said 2nd revised plan, Highlands of Belle Meade No. 2; thence with said Healy N 69 deg. 48' 14" W 49.01 feet to an iron rod (new); thence N 60 deg. 57' 17" W, passing the Northeast corner of the James E. Roberts Land (Book 5359, Page 66, RODC, TN) also known as Lot 3, Block "H" of said 2nd revised plan, Highlands of Belle Meade at 7.29 feet for a total distance of 79.48 feet to an iron pipe (old) at the Southeast corner of said Halloran; thence with said Halloran N 29 deg. 00' 40"

E 208.77 feet to the point of beginning, containing 24,070.46 square feet, or 0.55 acre, more or less.

Being the same property conveyed to Marion Albert Quina, III and wife, Marjorie Hall Quina by 20090917-0086955 deed from Scott Schreier and wife, Rachel Schreier of record in Instrument No. 20090917-0086955 Register's Office for Davidson County, Tennessee, dated 09/15/2009 and recorded on 09/17/2009.

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 () UNIMPROVED

(X) IMPROVED property known as **107 W. Tyne Drive, 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~~ hand(s) this the 29th day of April, 2015.

Marion Albert Quina, III

Marjorie Hall Quina

STATE OF TENNESSEE
COUNTY OF ~~Tennessee~~ Davidson SFH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marion Albert Quina, III and Marjorie Hall Quina, husband and wife,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of April, 2015.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public