WARRANTY DEED

JANE GRAZER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF MAY 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/18/18

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 105 Glen Oak Blvd, Suite 101, Hendersonville, TN 37075
file # 15-1176H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Angela K. Hinkle	Same address	048-00-0-140.00
4833 Eatons Creek Road	as new owner	
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ALAN THERIAULT AND NANCY THERIAULT, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANGELA K. HINKLE, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property located in the first Councilmanic District of Davidson County, Tennessee, and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, Tennessee, 37146, as follows:

BEGINNING at a set iron rod being the west margin of Eatons Creek Road, on the east margin of Eatons Creek Road and being the common corner to Herman F. Marks (Deed Book 5410, Page 85, Register's Office for Davidson county, Tennessee) and Tressa Strawn (Instrument No. 20090429-0038727, Register's Office for Davidson County, Tennessee). Thence with said margin of Eatons Creek Road South 30 degrees 28 minutes 17 seconds East a distance of 199.25 feet to a set iron road; Thence South 30 Degrees 00 Minutes 00 Seconds East a distance of 115.75 feet to a set iron rod being the common corner of James Claude Warren, Velma Jean Morgan, Sheila Marie Cox, and Tressa Louise Strawn (Instrument No. 20090429-0038726, Register's Office for Davidson County, Tennessee); Thence South 60 Degrees 00 Minutes 00 Seconds West a distance of 6.80 feet to a point in Eatons Creek and being the common corner to James Claude Warren, Velma Jean Morgan, Sheila Marie Cox, and Tressa Louise Strawn (Instrument No. 20090515-114427, Register's Office for Davidson County, Tennessee); Thence South 48 Degrees 59 Minutes 16 Seconds West a distance of 166.50 feet to a set iron rod; Thence South 80 Degrees 01 Minutes 18 Seconds West a distance of 525.50 feet to a set iron rod; Thence North 32 Degrees 41 Minutes 54 Seconds West a distance of 315.00 feet to a set iron rod in the south line of Herman F. Marks (Deed Book 5410, Page 85, Register's Office for Davidson County, Tennessee); Thence with said Marks North 75 Degrees 27 Minutes 57 Seconds East a distance of 612.03 feet to an existing metal fence post; Thence with the meanders of an existing fence, North 48 Degrees 59 Minutes 16 Seconds East a distance of 79.97 feet to a point in Eatons Creek and common corner to Tressa Strawn (Instrument No. 20090429-0038727, Register's Office for Davidson County, Tennessee); Thence North 58 Degrees 57 Minutes 42 Seconds East a distance of 8.80 feet to a set iron rod which is the point of BEGINNING, having an area of 221429.2 square feet, 5.08 acres.

Being the same property conveyed to Janet M. Carr by Quitclaim deed from David Michael Carr of record in Instrument No. 20110531-0041352 Register's Office for Davidson County, Tennessee, dated April 21, 2011 and recorded on May 31, 2011.

Being the same property conveyed to Alan Theriault and Nancy Theriault, husband and wife, by Warranty deed from Janet M. Carr of record in Instrument No. 20141010-0094299 Register's Office for Davidson County, Tennessee, dated September 30, 2014 and recorded on October 10, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Driveway easement of record in Book 8706, Page 55, in the Register's Office for Davidson County, Tennessee.

This is property known as 4833 Eatons Creek Road, Nashville, TN 37218

BILL GARRETT, Davidson County
Trans:T20150036912 DEEDWARR
Recvd: 05/13/15 09:15 3 pgs
Fees:18.00 Taxes:835.83
20150513-0043718

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 7th day of May, 2015.

Nancy Theriault

STATE OF Florida

COUNTY OF Broward

Personally appeared before me, a Notary Public of said County and State, NANCY THERIAULT, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of May, 2015.

Notary Public

My Commission Expires: 4/19/19

File #: 15-1176H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

105 Glen Oak Blvd, Suite 101

Hendersonville, TN 37075

SUSAN ORTIZ
MY COMMISSION # FF 222011
EXPIRES: April 19, 2019
Bonded Thru Notary Public Underwriters

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 7th day of May, 2015.

Alan Theriault

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Personally appeared before me, a Notary Public of said County and State, ALAN THERIAULT, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of May, 2015.

Notary Public

My Commission Expires: _____

PATRICK WAYNE RICHARDS
MY COMMISSION # EE872591
EXPIRES February 07, 2017
(407) 398-0153 FloridaNotaryService.com

File #: 15-1176H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

105 Glen Oak Blvd, Suite 101

Hendersonville, TN 37075