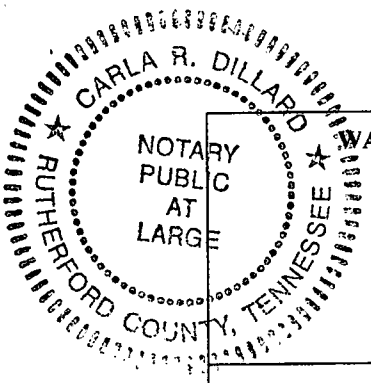


WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $136,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF JUNE, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2-8-16

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1195B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Curt Cloninger and Tish Cloninger		133 02 0 119.00
240 Antioch Pike	Same	
Nashville, TN 37211		

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,

ROBERT W. WYNKOOP AND LINDA M. WYNKOOP, HUSBAND AND WIFE

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

CURT CLONINGER AND TISH CLONINGER, HUSBAND AND WIFE

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:

Being the Southerly part of lots Nos. 6 and 7 on the plan of the subdivision of the real estate of Hinchey Petway, deceased, as of record in minute Book "I", page 442, Chancery Court as Nashville, being Lot No. 7 on the unrecorded map of A.C. Roth's subdivision, described according to a survey made by Z. J. Wilkinson, Surveyor, May 3, 1940, as follows:

Beginning at a point 300 feet west of the Northwest corner of Antioch Pike and Wingate Avenue; Thence with the Northerly margin of said Pike, Westwardly 50 feet to the corner of Lots Nos. 7 and 8; Thence with the line between said two lots, Northwardly 165.7 feet; Thence Eastwardly 50 feet to the corner of Lots Nos. 7 and 6; Thence with the line between said two lots, Southwardly 166.6 feet to the northerly margin of Antioch Pike; said point of beginning.

Included in but expressly excluded from this conveyance is that portion of land described as follows:

A strip or parcel of land in the 30th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, Tennessee being a part of the Southerly part of Lot Nos. 6 and 7 on the plan of the Subdivision of the real estate of Hinchey Petway, deceased, as of record in the Minute Book 1, page 442, Chancery Court at Nashville, being part of Lot No. 7 on the unrecorded Map of A.C. Roth's Subdivision and described as follows:

Beginning at a point 300 feet West of the present Northwest corner of Antioch Pike and Wingate Avenue; thence with the present Northerly margin of said Pike; Westwardly 50 feet to the corner of Lot Nos. 7 and 8; thence North 2 deg. 43' East 2.58 feet with the line between said two Lots to a point on the new relocated Northerly margin of Antioch Pike; thence South 85 deg. 29' 51" East 50.02 feet along the new relocated Northerly margin of Antioch Pike, the same being parallel to and 30 feet North of the new relocated centerline of said Pike to a point on the Lot line between Lot Nos. 6 and 7; thence South 2 deg. 43' West 1.02 feet with the line between said two Lots to a point on the present Northerly margin of Antioch Pike, said point of beginning.

Being the same property conveyed to Robert W. Wynkoop and Linda M. Wynkoop, husband and wife by warranty deed from Matthew Strader, unmarried of record in Instrument No. 20060912-0112944 Register's Office for Davidson County, Tennessee, dated 08/29/2006 and recorded on 09/12/2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

Subject to all matters shown on the Plan of record in Minute Book 1, Page 442, Chancery Court for Davidson County, Tennessee.

Restrictions of record in Book 1118, Page 675, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

BILL GARRETT, Davidson County
Trans:T20150045207 DEEDWARR
Recvd: 06/09/15 10:35 3 pgs
Fees:18.00 Taxes:503.20
20150609-0053978

This is property known as 240 Antioch Pike, Nashville, TN 37211

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 ~~3rd~~ 4th day of June, 2015.

Robert W. Wynkoop

Linda M. Wynkoop

KELLY JO TURNER
Notary Public, State of Indiana
Johnson County
Commission # 635594
My Commission Expires
May 22, 2020

~~STATE OF TENNESSEE~~ INDIANA

COUNTY OF Bartholomew.

Personally appeared before me, a Notary Public of said County and State, ROBERT W. WYNKOOP, 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 ~~3rd day of June, 2015.~~ 4th Day of June 2015

Kelly Jo Turner 6/4/15

Notary Public

My Commission Expires: May 22, 2020

Notary for Robert W Wynkoop only.

STATE OF TENNESSEE

COUNTY OFWILLIAMSON

Personally appeared before me, a Notary Public of said County and State, LINDA M. WYNKOOP, 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 3rd day of June, 2015.

Notary Public

My Commission Expires: _____

File #: 15-1195B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

This is property known as 240 Antioch Pike, Nashville, TN 37211

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 3rd day of June, 2015.

_____

Robert W. Wynkoop

Linda M. Wynkoop

Linda M. Wynkoop

STATE OF TENNESSEE

COUNTY OF_____

Personally appeared before me, a Notary Public of said County and State, ROBERT W. WYNKOOP, 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 3rd day of June, 2015.

_____

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OFWILLIAMSON

Personally appeared before me, a Notary Public of said County and State, LINDA M. WYNKOOP, 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 3rd day of June, 2015.

_____

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1195B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027