WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150050979 DEEDWARR
Recvd: 06/25/15 10:46 2 pgs
Fees: 13.00 Taxes: 432.53
20150625-0061103

R-VRES-15-00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Black et ux	**Same as New Owner**	
(NAME)	(NAME)	**077-00-0-084.00 AND 077-00-0-085.00**
1119 Gibson Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SHANE KVILLE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL BLACK AND AMANDA BLACK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

TRACT #1 (M/P 77-84.00)
LAND in the 8th Civil District of Davidson County, Tennessee on the westerly margin of Cub Creek Road and bounded on the south by Mundy, Miller and Hobbs, on the North by Wright Properties, Inc. and Tract No. 2 and more particularly described as follows:

BEGINNING at an iron rod new in the westerly margin of Cub Creek Road, the northeast corner of Thomas L. Mundy (Book: 9646, Page: 246, R.O.D.C.) and the southeast corner of the tract: thence with the north line Mundy north 63 deg. 00 min. 00 sec. west 1016.30 feet to an iron pipe old, a common corner with Jimmy Dale Miller (instrument #200110105-0001794 R.O.D.C.); thence with a fence line and the north line of Miller north 45 deg. 40 min. 56 sec. west 591.94 feet to a 16" red oak tree in said fence line; thence north 55 deg. 43 min 08 sec. west 211.37 feet to an iron post old, a common corner with Betty Miller Hobbs (Book: 7294, Page: 921, R.O.D.C.) and Wright Properties, Inc. (Book; 5356, Page: 897, R.O.D.C.); thence with the south line of Wright Properties, Inc. south 86 deg. 31 min. 45 sec. east 705.71 feet to an iron post old; thence south 03 deg. 01 min. 22 sec. east 81.34 feet to an iron post old, a common comer with Tract No. 2, Tract No. 3 and this Tract; thence with the west line of Tract No. 2 south 03 deg. 01 min. 22 sec. east 247.50 feet to an iron rod new; thence with the south line of Tract No. 2 south 65 deg. 32 min. 43 sec. east 1018.57 feet to the westerly margin of Cub Creek Road, the southeast corner of Tract No. 2 and the northeast corner of the Tract; thence with the margin of Cub Creek Road south 35 deg. 49 min. 25 sec. west 248.17 feet to the point of beginning and containing 9.43 acres more or less, according to a survey by Kenneth W. Morton, R.L.S. #623, dated 8/15/01.

TRACT # 2 (M/P 77-85.00)
LAND in the 8th Civil District of Davidson County, Tennessee on the westerly margin of Cub Creek Road and bounded on the south and west by Tract No. 1, and on the north by tract No. 3 and more particularly described as follows:

COMMENCING at an iron rod new in the westerly margin of Cub Creek Road, the northeast corner, of Thomas L. Mundy (Book: 9646, Page: 246, R.O.D.C.), and the southeast corner of Tract No. 1; thence north 35 deg. 49 min. 25 sec. east 248.17 feet to an iron rod new, the southeast corner and point of beginning of this tract;

THENCE leaving the margin of said road with the north line of Tract No. 1 North 65 deg. 32 min. 43 sec. west 1018.57 feet to an iron rod new the southwest corner of this Tract; thence north 03 deg. 01 min. 22 sec. west 247.50 feet to an iron post old, a common corner with Wright Properties, Inc. (Book: 5356, Page: 897, R.O.D.C.) and Tract No. 3; thence with the south line of Tract No. 3 South 67 deg. 12 min. 18 sec. east 1203.29 feet to an iron rod new in the margin of Cub Creek Road, the southeast corner of Tract No. 3 and the northeast corner of this Tract; thence with the margin of said road and a curve to the left having a radius of 738.76 feet and a length of 165.65 feet, a chord bearing and distance of south 51 deg. 31 min. 53 sec.

west 165.30 feet to the point of tangent; thence south 35 deg. 49 min, 25 sec. west 98.98 feet to the point of beginning and containing 6.02 acres more or less according to a survey by Kenneth W. Morton, R.L.S. #623, dated 8/15/01.

Being the same property conveyed to Shane Kville, unmarried by Warranty deed from Hillman Snyder and wife, Janie Snyder of record in Instrument No. 20130219-0016523 Register's Office for Davidson County, Tennessee, dated February 8, 2013 and recorded on February 19, 2013.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **0 Cub Creek Road, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 19th DAY OF JUNE, 2015.

Shane Kville by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHANE KVILLE, and who acknowledged he/she/they executed the same as the free act and deed of the said SHANE KVILLE.

Witness my hand and official seal, this the 19th of June, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212