THIS INSTRUMENT WAS PREPARED BY

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

BILL GARRETT, Davidson County
Trans:T20150085891 DEEDWARR
Recvd: 10/08/15 10:48 2 pgs
Fees:13.00 Taxes:279.35

20151008-0102735

SAMUEL F. ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October, 2015

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Moraczewski-Poag	New Owner	MAP
44161 Moore Lane		PARCEL 141-00-0-118-00
Cullcoka, TN 38451		
(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, **Hugh T. Chasteen and wife, Suzanne V. Chasteen f/k/a Suzanne V. Carson-Chasteen**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michelle Moraczewski-Poag and James C. Poag, wife and husband**

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 lying in the 9th Civil District of Davidson County, Tennessee, being a portion of the Sally H. Brown property as described in Volume 4056, Page 674 in the Registers Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod set in the east margin of McCrory Lane located North 27 degrees, 06 minutes, 36 seconds West 3395.62 feet from a P.K. nail at the centerline point of intersection of Russell Road with McCrory Lane, and continuing thence with the road on a curve to the right having a radius of 497.39 feet, a delta angle of 16 degrees, 8 minutes, 38 seconds, a length of 140.15 feet, a tangent of 70.54 feet, and a chord bearing and distance of North 39 degrees, 16 minutes, 45 seconds West 139.68 feet to the point of tangency, thence North 31 degrees, 12 minutes, 26 seconds West 65.76 feet to an iron rod set, thence leaving the road North 26 degrees, 52 minutes, 24 seconds East 235.18 feet to an iron rod set, thence North 32 degrees, 33 minutes, 34 seconds East 155.70 feet to an iron rod set, thence North 87 degrees, 12 minutes, 40 seconds East 593.89 feet to an iron rod set, thence South 66 degrees, 05 minutes, 44 seconds East 336.96 feet to an iron rod set at the top of the bluff, thence South 68 degrees, 54 minutes, 21 seconds East 197.40 feet to an iron rod set, thence South 68 degrees, 54 minutes, 21 seconds East 74.12 feet to a point in the Harpeth River, thence up the river South 0 degrees, 59 minutes, 25 seconds East 237.80 feet to a point, thence leaving the waters of the Harpeth River South 77 degrees, 31 minutes, 53 seconds West 56.10 feet to an iron rod set, thence South 77 degrees, 31 minutes, 53 seconds West 336.34 feet to a walnut tree on the west edge of an old road bed marking the northeast comer of the Vera Jane Brown property, thence with Brown's north line North 50 degrees, 34 minutes, 50 seconds West 196.97 feet to an iron post found in the fence marking the northeast corner of the Mildred Deal Brown property thence with Brown's north line North 61 degrees, 21 minutes, 48 seconds West 157.77 feet to an iron rod set, thence North 69 degrees, 32 minutes, 46 seconds West 118.17 feet to a grader blade in the fence marking the northeast corner of the Philip Brown, Jr. property, thence with Brown's north line North 84 degrees, 40 minutes, 49 seconds West 180.68 feet to a walnut tree, thence North 71 degrees, 41 minutes, 36 seconds West 104.46 feet to a Shaggy-Bark Hickory tree, thence South 31 degrees, 09 minutes, 14 seconds West 314.40 feet to the point of beginning, containing 10.432 acres more or less, and being designated as Tract Fourteen on a survey by Michael G. Abernathy, drawing no. 1402015N.

Being the same property conveyed to Hugh T. Chasteen and wife, Suzanne V. Carson-Chasteen by Warranty deed from Frances Brown Rogers, Dorothy Brown Carver, Philip L. Brown, Jr., Jane Brown Jones and Roger C. Brown, devisees under the will of Sallie H. Brown, deceased of record in Book 10748, page 872, Register's Office for Davidson County, Tennessee, dated January 6, 1998 and recorded on January 7, 1998.

Suzanne V. Chasteen and Suzanne V. Carson-Chasteen are one and the same person.

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 **(X)** UNIMPROVED property known as **0 McCrory Ln, Nashville, TN 37221.**

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 the 5th day of October, 2015.

Hugh T. Chasteen

Hugh T. Chasteen

Suzanne V Chasteen

Suzanne V. Chasteen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hugh T. Chasteen 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 he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 5th day of October, 2015.

My Commission expires: 10/18/16

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Suzanne V. Chasteen 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 she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 5th day of October, 2015.

My Commission expires: 10/18/16

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY