BILL GARRETT, Davidson County
Trans:T20150092948 DEEDWARR
Recvd: 11/02/15 10:04 2 pgs
Fees:13.00 Taxes:203.50
20151102-0111003

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156703

WARRANTY DEED

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2015.

NOTARY PUBLIC

My commission expires: 11-3-15

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Van Kluyve 328 Hickory Dr Old Hickory TN 37138	Same address as new owner	120 02 0 172.00

FOR AND IN CONSIDERATION of the sum of Fifty Five Thousand and 00/100 Dollars ($55,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LILA A. MCCOY**, unmarried hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RICHARD VAN KLUYVE**, a married man hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, TN, BEING Lot No. 114 on the Map of Stardust Acres, of record in Plat Book 1424, page 92, Register's Office for Davidson County, TN, to which Plan reference is hereby made for complete and accurate description thereof.

BEING the same property conveyed to Lila A. McCoy, by Deed dated October 15, 1998 and recorded October 22, 1998, of record in Book 11166, Page 490, and re-recorded on February 18, 1999, of record in Book 11344, Page 773, in the Office of the Register of Deeds of Davidson County, Tennessee.

The address of the herein described property is believed to be 1321 Mercury Drive, Nashville, TN 37217, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

Subject to all Matters appearing on the plat recorded in Plat Book 1424, Page 92, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A".

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

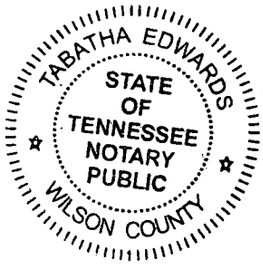
WITNESS MY/OUR HANDS, this the 30th day of October, 2015.

Lila A McCoy
LILA A. MCCOY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Lila A. McCoy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of October, 2015.



Tabatha Edwards
Notary Public

Tabatha Edwards
Printed Notary Name

My commission expires: 11-3-15