WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150094045 DEEDWARR
Recvd: 11/04/15 11:18 2 pgs
Fees:13.00 Taxes:958.30
20151104-0112404

R-VRES-15-204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
Jamie A. Senn	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME) **204 Due West Avenue**	(NAME) **2002 Richard Jones Road, Suite 300A**	**051-07-0-048.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Nashville, TN 37215**	
(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 **KYLE WAITES, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMIE A. SENN, A SINGLE WOMAN,** 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:

Land in Davidson County, Tennessee, being the southerly part of Parcel "D" on the Plan of Stratton Heights of record in Plat Book 1835, Page 13, in the Register's Office for Davidson County, Tennessee, and described as follows; to-wit:

BEGINNING on the westerly margin of Gibson Drive at the Southeast Corner of the property conveyed to William H. Christian and wife, by deed from Rice Development Company, Inc., of record in Book 1939, Page 23, said Register's Office; thence with the margin of said Gibson Drive, South 16 degrees 22' West 87.1 feet to a concrete monument; thence continuing with the westerly margin of Gibson Drive around a slight curve, southerly 184.7 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 20 feet, southwesterly 31.42 feet to a concrete monument on the northerly margin of Due West Avenue; thence with the northerly margin of Due West Avenue, North 89 degrees 15' West 83.5 feet to a concrete monument; thence North 4 degrees 37' East 181.9 feet to a stake; thence North 12 degrees 29 ' East 106.3 feet to the southwest corner of said Christian's property; thence with said Christian's southerly line, easterly 117 feet, more or less, to the point of beginning.

Included in the above legal description but excluded from subject property.

A strip or parcel of land in the 11th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being a part of the southerly part of Parcel D on the plan of Stratton Heights, as of record in Book 1835, Page 13, Register's Office for said county and described according to the survey known as Metropolitan Public Works Department, Project 66-M-45, Due West Avenue.

Beginning at a point where the property line between W. Daniel Et. Ux. and C.B. Stilz Et. Ux. intersects the present northerly margin of Due West Avenue; thence northerly 5 feet along said property line to a point on the new relocated northerly margin of Due West Avenue; thence South 85 degrees 53' East 78 feet along the new relocated northerly margin of Due West Avenue, the same being parallel to and 30 feet from the centerline of Due West Avenue to the beginning of a 20-foot radius; thence northeasterly 31.8 feet around the arc of said radius to a point on the West margin of a 25-foot radius to a point on the present northerly margin of Due West Avenue; thence North 85 degrees 53' West 73.6 feet along the present northerly margin of Due West Avenue to the point of beginning and containing 470 square feet, more or less.

Being the same property conveyed to Kyle Waites by Quitclaim deed from James W. Waites, Jr. of record in Book 9974, page 856, Register's Office for Davidson County, Tennessee, dated March 4, 1996 and recorded on March 11, 1996. Joline Waites, spouse of Grantor , joins in the execution of this instrument for the purpose of conveying his/her marital interests if any in the subject property.

This conveyance is subject to:
- Taxes for the year 2015 a lien, due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 13, Register's Office for

Davidson County, Tennessee.
• Deed of Conveyance for Slope and Drainage Easement of record in Book 9974, Page 856, in the Register's Office for Davidson County, Tennessee.
• Restrictive Covenant for Detached Structure of record in Instrument Number 20060627-0076713, in the Register's Office for DavidsonCounty, Tennessee.
• Subject to the flow of any creeks, streams, or branches across subject property.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **204 Due West Avenue, Madison, Tennessee 37115**.

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 2nd DAY OF NOVEMBER, 2015.

Kyle Waites

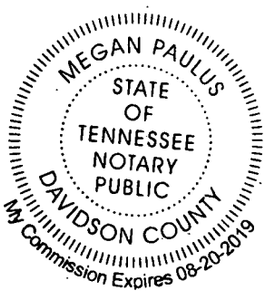
Joline Waites

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KYLE WAITES AND JOLINE WAITES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd DAY OF NOVEMBER, 2015..

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212