BILL GARRETT, Davidson County
Trans:T20150099437 DEEDWARR
Recvd: 11/23/15 11:23 3 pgs
Fees:18.00 Taxes:329.30
20151123-0118537

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $89,000.00.

AFFIANT

This instrument was prepared
Upon information furnished by the
Parties by:
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Pike
P.O. Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2594
Fax: (615) 876-4292

Subscribed and sworn to before me
This 11th day of
November, 2015.

NOTARY PUBLIC

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 9, 2016

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy Rose Wendell 4162 Blue Berry Hill Road Nashville, TN 37218	Amy Rose Wendell 4162 Blue Berry Hill Road Nashville, TN 37218	38-32

WARRANTY DEED

THIS INDENTURE is made and entered into this 11th day of November, 2015, by and between Michael Wade Cothern, hereinafter called Grantor, and Amy Rose Wendell, a single person, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, Michael Wade Cothern, Grantor, does hereby bargain, sell, transfer and convey unto Amy Rose Wendell, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4162 Blue Berry Hill Road, Nashville, TN 37218.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

Gender and Number. Words used herein indicating gender and number shall be read as the context may require.

WITNESS the hand and seal of Grantor on the day and year first above written.

Michael Wade Cothern

MICHAEL WADE COTHERN, SELLER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael Wade Cothern, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee, this 11th day of November, 2015.

Howard M. Skipworth

NOTARY PUBLIC

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 9, 2016

NOTE TO REGISTER:
Upon recording, please return
the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
6408 Clarksville Pike
Joelton, TN 37080

EXHIBIT A

Land in the 13th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin set in the easterly margin, 25 feet from the center line of Blue Berry Hill Road, the most northwest corner of this tract, and being located along the margin of said road, S.11 deg.43 min. 54 sec. E 177.00 feet from an iron pin set in the margin of said road, corner to Gary E. Simpson property, of record in deed book 4957, page 195, Register's office, Davidson County, Tennessee; thence, from said beginning point and leaving said road, N. 66 deg. 10 min. 56 sec. E. 1200.18 feet to an iron pin set in the line of Scott Moore property of record in deed book 6645, page 792; thence, with the line of said Moore, S 39 deg. 38 min. 50 sec. W. 378.21 feet to an iron pin set in the line of said Moore, thence, S 60 deg. 30 min. 25 sec. W. 719.53 feet to an iron pin set; thence, S. 33 deg. 17 min. 48 sec. W. 71.08 feet to an iron pin set in the margin of said Blueberry Hill Road; thence, with the margin of said road, N. 40 deg. 19 min. 27 sec. W. 154.12 feet to a point; thence, with a curve to the right having a central angle of 28 deg. 35 min. 33 sec., a radius of 335.35 feet, an arc length of 167.35 feet and a chord of N. 26 deg. 01 min. 41 sec. W. 165.62 feet to a point; thence, N. 11 deg. 43 min. 54 sec. W. 55.23 feet to the beginning, containing 5.14 acres more or less.

Being the same property conveyed to Michael Wade Cothern by deed from Randall L. Phillips of record in Instrument No. 20100317-0020027, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. ALL REAL PROPERTY taxes for the year 2016 and subsequent years, A LIEN, not yet due and payable (MAP-PARCEL No. 03800003200). 2015 real property taxes have been paid.
2. Any and all other matters appearing of record.

3. Easement of record at Book 8439, Page 642.