BILL GARRETT, Davidson County
Trans:T20160006265 DEEDWARR
Recvd: 01/25/16 12:06 2 pgs
Fees:13.00 Taxes:562.40
20160125-0006845

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0855HVA

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00.

Affiant

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of January, 2016.

Notary Public
Commission Expires: 11/20/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Patsy Anne Jackson 1520 Hunters Lane Nashville, TN 37207	Christensen Financial Inc. 355 S Ronald Reagan Blvd Longwood, FL 32750	032-00-0-043.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Chris Milender

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patsy Anne Jackson, a single person

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:

Property located at 1520 Hunters Lane in Nashville, 3rd Councilmanic District of Davidson County, Tennessee. Being shown as parcel 43.00 on Davidson County Property Map 32, and being more particularly described according to a survey by Crenshaw Land Surveying, P.L.L.C., William E. Crenshaw, R.L.S. #2395, dated December 7, 2015, as follows:

BEGINNING at an iron pin set in the Northerly right-of-way of Hunters Lane at the Southeast corner of the herein- described tract. Said pin being the Southwest corner of the John Franklin Hayes et ux property of record in D. B. 4268, Pg. 744, R.O.D.C., TN. Thence, from said POINT OF BEGINNING, along the northerly right-of-way of Hunters Lane, 25 feet from the centerline , North 82 degrees 52 minutes 58 seconds West- 245.53 feet to a point in the center of a creek. Said point being the Southwest corner of the herein described tract and Southeast corner of the Francoise Blanpain property of record in Instrument No. 20121001-0089205, R.O.D.C., TN. Thence, leaving the right-of-way of Hunters Lane, with the easterly line of Blanpain and with the center of said creek the following calls: North 25 degrees 01 minutes 13 seconds East- 38.61 feet to a point; Thence North 25 degrees 35 minutes 42 seconds East- 86.387 feet to a point; Thence North 35 degrees 28 minutes 51 seconds East- 79.74 feet to a point; Thence North 03 degrees 53 minutes 40 seconds East- 51.86 to a point; Thence 50 degrees 03 minutes 30 seconds West- 62.31 feet to a point; Thence North 34 degrees 32 minutes 48 seconds East- 50.68 feet to a point; Thence 05 degrees 18 minutes 00 seconds West- 48.90 feet to a point; Thence 32 degrees 16 minutes 34 seconds West- 87.36 feet; Thence North 45 degrees 26 minutes 35 seconds East- 17.30 feet to a point Thence North 50 degrees 07 minutes 07 seconds West- 34.36 feet to a point; Thence North 16 degrees 13 minutes 19 seconds West- 60.25 feet to a point; Thence North 46 degrees 45 minutes 13 seconds West- 21.15 feet to a point; Thence North 25 degrees 55 minutes 04 seconds East- 81.05

*The above referenced property is not the primary residence of the Grantor.

feet to a point; Thence North 26 degrees 11 minutes 34 seconds West- 64.93 feet to a point; Thence North 40 degrees 33 minutes 27 seconds West- 116.65 feet to a point in the center of said creek and in the southerly line of the Gloria E. M. Martin, Trustee property of record in Instrument No. 20021030-0132807, R.O.D.C., TN. Thence, leaving said creek, along the southerly line of Martin, South 87 degrees 17 minutes 45 seconds East- 290.32 feet to a fence corner in the easterly line of Hayes, aforementioned. Thence, with the westerly line of Hayes, South 04 degrees 15 minutes 00 seconds West- 779.47 feet to the point of beginning, containing 3.44 acres, more or less.

BEING the same property conveyed to Chris Milender by Executor's Deed from Chris Milender, Executor for the Estate of John M. Toney, dated 4/1/15 and recorded 4/7/15 in Instrument Number 20150407-0030660, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1520 Hunters Lane, Nashville, TN 37207.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of January, 2016.

Chris Milender

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand and official seal at Hendersonville, Tennessee this 15th day of January, 2016.

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

