WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160009509 DEEDWARR
Recvd: 02/04/16 08:35 2 pgs
Fees: 13.00 Taxes: 1229.88
20160204-0010733

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $332,400.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28th DAY OF JANUARY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6/2/2018

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1674B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Patricia Mansfield	Pinnacle Bank	146-15-0-084.00
650 Rochelle Drive	150 3rd Ave.South #900	
Nashville, TN 37220-1953	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

EDWARD K. JAMES AND WIFE, JOANNE B JAMES

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PATRICIA MANSFIELD, UNMARRIED

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Haileywood Estates Section V of record in Plat Book 2330, Page 74, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Westerly margin of Rochelle Drive at the corner of Lots 87 and 88; thence with the line between said lots Northwesterly 148.9 feet to a point; thence Southwesterly 168.3 feet to the Northerly margin of Oakley Drive; thence with the margin of the same Southeasterly 149.7 feet to the beginning of a curve; thence around said curve, Easterly 40.7 feet to the Westerly margin of Rochelle Drive; thence with the margin of the same Northeasterly 159.9 feet to the Point of Beginning.

Being the same property conveyed to Edward K. James and wife, Joanne B. James by Warranty deed from Gary M. Morgan and wife, Judith N. Morgan of record in Book 6087, page 23, Register's Office for Davidson County, Tennessee, dated June 30, 1983 and recorded on July 01, 1983.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2330, Page 74, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2493, Page 500, in the Register's Office for Davidson County, Tennessee.

This is property known as 650 Rochelle Drive, Nashville, TN 37220-1953

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 28th day of January, 2016.

Edward K. James

Edward K. James

Joanne B. James

Joanne B. James

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, EDWARD K. JAMES AND JOANNE B. JAMES, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of January, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-1674B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027