WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th day of March, 2016

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Callie A. Shanks	NEW OWNER	Parcel ID:
588 Huntington Parkway	588 Huntington Parkway	16111000300
Nashville, TN 37211	Nashville, TN 37211	

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, we

Billy Joe Clemons and wife, Cynthia L. Clemons

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Callie A. Shanks , unmarried

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:

BEING Lot No. 277, on the Plan of Huntington Park, Section Three, of record in Book 4460, Page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 277 fronts 71 feet on the northerly margin of Huntington Parkway and extends back between parallel lines 150 feet to a line on the rear on which it measures 71 feet.

Being the same property conveyed to Billy Joe Clemons and wife, Cynthia L. Clemons by deed from Alvin D. Baker and wife, Brenda L. Baker of record in Book 10399, Page 996, Register's Office for said County, dated March 31, 1997.

This conveyance is subject to Restrictive Covenants of record in Book 4577, Page 789, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 4460, Page 68, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 588 Huntington Parkway, Nashville, TN 37211

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 do 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 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 our hands this 4th day of March, 2016.

Billy Joe Clemons

Cynthia L. Clemons

BILL GARRETT, Davidson County
Trans:T20160018506 DEEDWARR
Recvd: 03/07/16 13:38 2 pgs
Fees:13.00 Taxes:869.50

20160307-0021635

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy Joe Clemons and Cynthia L. Clemons, 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 Nashville, Tennessee, this 4th day of March, 2016.

My Commission Expires: 8/23/16

Notary Public

