WARRANTY DEED

State of KY
County of Jefferson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant Karen M. Caudal

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

AMANDA L. FORD NOTARY PUBLIC STATE AT LARGE KENTUCKY Expires Jan. 28, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John M. Massey Jr.	John M. Massey Jr.	130 01 0 125.00
(NAME)	(NAME)	
5903 Old Harding Pike	5903 Old Harding Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

(Cm-Am)

FOR AND 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, **John M. Massey and wife, Sue Ann Massey,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John M. Massey Jr. and Katherine D. Massey, husband and wife,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 843, page 18, of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5903 Old Harding Pike, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20160023683 DEEDWARR
Recvd: 03/23/16 13:50 3 pgs
Fees:18.00 Taxes:814.00

20160323-0027556

Witness our hands this 24th day of February, 2016.

John M. Massey

Sue Ann Massey

State of Kentucky
County of Jefferson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared John M. Massey and Sue Ann Massey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Jefferson Co., ~~Tennessee~~ Kentucky, this 24th day of February, 2016.

Notary Public
My Commission Expires: 4-23-2016

File No.: 22432

CHRIS J. MOOSER
Notary Public, State ta Large, KY
My commission expires Apr. 23, 2016

EXHIBIT "A"
LEGAL DESCRIPTION

LAND IN Davidson County, Tennessee, being part of Tract A-2, as shown on a Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 843, Page 18, in the Register's Office of Davidson County, Tennessee, and also being Lot Nos. 10 and 11 on the unrecorded subdivision of said Tract A-2, described according to a survey made by Blanchard and Parrish, Engineers, Nov. 1939, as follows:

Lot No. 10: Beginning on the Easterly margin of Old Harding Road, at the NW corner of the property conveyed to Bransford Fuel Company, by Deed of record in Book 1860, Page 217 Register's Office of Davidson County, Tennessee; being the corner of Lot Nos. 10 and 11; thence with the line between said two lots, Eastwardly 267.3 feet to the Westerly right-of-way line of the N. C. and St. L. Railroad; thence with same, Northwardly 101.33 feet to the corner of Lot Nos. 9 and 10; thence with the line between said two lots, Westwardly 241.4 feet to the Easterly margin of Old Harding Road; thence with same, Southwardly 100 feet to the beginning.

Lot No. 11: Beginning on the Easterly margin of Old Harding Road at the NW corner of the property conveyed to Ann Corlew by Deed of record in Book 1840, Page 291, Register's Office of Davidson County, Tennessee; being the corner of Lot Nos. 11 and 12; thence with the line between said two lots, Eastwardly 272 feet to the Westerly right-of-way line of the N. C. & St. L. Railroad; thence with the same, Northwardly 101.2 feet to the corner of Lot Nos. 10 and 11; thence with the line between said two lots, Westwardly 267.8 feet to the Easterly margin of Old Harding Road; thence with the same, Southwardly 100 feet to the beginning.

Being the same property conveyed to John M. Massey and Sue Ann Massey, husband and wife, by Deed dated July 18, 2003 and recorded November 12, 2003, of record in Instrument Number 20031112-0165496, in the Register's Office of Davidson County, Tennessee.