BILL GARRETT, Davidson County
Trans:T20160032536 DEEDWARR
Recvd: 04/20/16 14:13 2 pgs
Fees:13.00 Taxes:1036.00
20160420-0038415

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 58199
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Roy D. Metcalfe 1713 Riverwood Drive Nashville, TN 37216	Community First National Bank ISAOA 215 S. Seth Child Rd. Manhattan, KS 66502

TAX MAP PARCEL NUMBERS: 07301005900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$280,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Caroline A. Burdett, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roy D. Metcalfe**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Moss Rose Heights, Section No. 2, not of record, described according to survey made by Blanchard and Parrish, Engineers, as follows:

Beginning on the easterly margin of Riverwood Drive, formerly Maxey Lane, at the northwest corner of the property conveyed to Margaret C. Hamlin by Deed from Weakley J. Tune and wife, of record in Book 1339, page 94 and by Deed of correction in Book 1357, page 46, Register's Office for said County; thence with Hamlin's northerly line, eastwardly 170 feet; thence northwardly 65 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, westwardly 170 feet to the easterly margin of said Drive; thence with said Drive, southwardly 60 feet to the beginning.

Being the same property conveyed to Caroline A. Burdett, single woman by Warranty Deed from Beverly J. Gearlds, unmarried, dated January 7, 2015, recorded on January 9, 2015 of record in Instrument No. 20150109-0002564, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 07301005900.

This is improved property, known as 1713 Riverwood Drive, Nashivlle, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of April, 2016.

Caroline A. Burdett

State of Tennessee

County of Davidson

On this 15th day of April, 2016, before me the undersigned authority, personally appeared Caroline A. Burdett, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $280,000.00.

Affiant

Sworn and subscribed before me this 15th day of April, 2016.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018