Warranty Deed

BILL GARRETT, Davidson County Trans: T20160037216 DEEDWARR Recvd: 05/04/16 15:18 2 pgs Fees: 13.00 Taxes: 950.90 20160504-0044200	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $257,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of May, 2016. Notary Public My commission expires: 8-23-16

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires AUG. 23, 2016

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
JP Muse Rachel Foresta	same as new owner	
600 Durrett Drive		147-10-0-165.00
Nashville, TN 37211-5202		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RONALD G. CONKLIN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RACHEL A. FORESTA, AN UNMARRIED WOMAN AND JOSEPH P. MUSE, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 24 on the Plan of Whispering Hills, Section 1, as of record in Book 2331, page(s) 82 through 84, inclusive, Register's Office for said County, described as follows:

Beginning in the Northerly margin of Highcrest Drive, at the corner of Lots 24 & 26, thence West along said Drive, 80.5 feet; thence with the margin of the same, Westerly 32.2 feet to the Easterly margin of Durrett Drive; thence along said Drive in a Northwesterly direction 78.8 feet to a point continuing with said Drive, in the same direction 84 feet to a corner of Lots 22 & 24; thence along the line between said lots, in a Northerly direction 207 feet; thence in a Northeasterly direction 71 feet to the corner of Lots 24 & 28; thence Southerly along the line between these lots 247.1 feet to the beginning.

Being the same property conveyed to Ronald G. Conklin by Quitclaim deed from Linda Sue Conklin of record in Instrument No. 20050302-0022711 Register's Office for Davidson County, Tennessee, dated February 23, 2005 and recorded on March 02, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 600 Durrett Drive, Nashville, TN 37211-5202.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of May, 2016.

Ronald G. Conklin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ronald G. Conklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of May, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017