WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/25/16 13:48 3 pgs
Fees:18.00 Taxes:3422.50
20160525-0052655

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $925,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF MAY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1992B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Marc K. Stengel	New Owner	131-02-0-109-00
2040 Overhill Drive	201 4th Ave N, Ste 1960	
Nashville, TN 37215	Nashville, TN 37219	

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,

MARION L. WARD, A SINGLE MAN

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

MARC K. STENGEL, A MARRIED MAN

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 part of Lot No. 6 of Block I, on the Plan of Overton Hills, as of record in Plat Book 843, page 66, Register's Office for said County, more particularly described according to a survey by Charles Phillip Clinard, dated April 12, 1984, as follows:

Beginning at an existing iron rod in the northerly right-of-way of Galbraith Drive, said iron rod being the southeasterly corner of the within described property, and the southwesterly corner of Lot No. 7, Overton Hills; thence with the common boundary of Lot No. 6 and Lot No. 7, N 3 deg. 11 min. 35 sec. E 242.61 feet to an iron pin; thence N 51 deg. 26 min. W 11.40 feet to a chisel mark in a curb footing; thence S 38 deg. 00 min. W 240 feet to an iron pin in the northerly margin of Overhill Drive; thence with the margin of Overhill Drive S 51 deg. 26 min. E 73.84 feet to an iron pin; thence continuing with the margin of Overhill Drive and Galbraith Drive with a curve to the left having an internal angle of 35 deg. 12 min. and a radius of 50 feet a distance of 30.27 feet to an iron pin; thence continuing with the margin of Galbraith Drive S 86 deg. 38 min. E 57.28 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED HEREFROM is that tract of land conveyed to McDonald's Corporation, by deed of record in Book 8114, page 289, Register's Office for said County, and being more particularly described as follows:

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee, more particularly described according to a survey by Ragan-Smith-Murphy & Associates, by John 0. Spry, licensed surveyor, dated 7-6-89, as follows:

Beginning at an existing iron pin in the westerly boundary line of the property of Marion L. Ward and wife, Penny B. Ward as recorded in Deed Book 6281, page 206, at the southeast corner of Lot 2 on the Plan of the Resubdivision of Lots 2, 3 and Part of Lots 1 and 4, Overton Hills Subdivision, as recorded in Plat Book 4300, page 194, R.O.D.C., Tennessee, the southwest corner of the herein described tract; thence with the easterly boundary line of Lot 2 North 38 deg. 00' 00" East 40.00 feet to an existing iron pin; thence South 56 deg. 58' 47" East 12.87 feet to an existing iron pin; thence with the west boundary line of Lot 1 on the Plan of the Resubdivision of Lot 8A on the Plan of Overton Hills-Resubdivision of Lot 8 as of record in Plat Book 5190, page 438, and the Resubdivision of Lot 7 on the Plan of Overton Hills, as of record in Plat Book 843, page 66, which is recorded in Plat Book 6200, page 407, R.O.D.C., Tennessee South 03 deg. 34' 29" West 50.34 feet to an iron pin set; thence with a line severing the property of Marion L. Ward and wife, Penny B. Ward North 51 deg. 26' 00" West 41.28 feet to the point of beginning and containing 1108 square feet of 0.025 acres, more or less.

Being the same property conveyed to Marion L. Ward, a single man by quitclaim deed from Penny B. Ward N/K/A Penny B. Knott of record in Instrument No. 20120126-0007461 Register's Office for Davidson County, Tennessee, dated 12/21/2011 and recorded on 01/26/2012.

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 843, Page 66, Register's Office for Davidson County, Tennessee.

Easements of record in Book 3924, Page 388, and Book 3924, Page 380, in the Register's Office for Davidson County, Tennessee.

This is property known as 2040 Overhill Drive, Nashville, TN 37215

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 12th day of May, 2016.

Marion L. Ward

Marion L. Ward

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MARION L. WARD, 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 12th day of May, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-1992B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

