WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160046687 DEEDWARR
Recvd: 06/02/16 15:21 2 pgs
Fees:13.00 Taxes:1110.00
20160602-0055835

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300000.00.

Meredith Malley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2016.

Notary Public

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

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Webb Sanders PLLC, 2784 Highway 31 W, White House, TN 37188

File No.: 201604008

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Highland Homes, LLC	New Owner	
(NAME)	(NAME)	
1503 Turner Street		071-14-0-314.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARY D. FEARS, UNMARRIED,HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HIGHLAND HOMES, LLC 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:

Land in Davidson County, Tennessee, being Lot No. 12 and 13 of Block A, on the Plan of East-View Subdivision of the Shwab Property of record in Plat Book 547, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above described property, but expressly excluded therefrom is the following described property conveyed to the State of Tennessee for the use and benefit of the department of highways and public words by deed from Hester Allen Kowalczyk and husband Joseph Kowalczyk of record in Book 3160, Page 497, Register's Office for Davidson County, Tennessee:

Being parts of Nos. 12 and 13 of Block "A" on the map of East View Subdivision of the Shwab Property, of record in Book 547, Page 64, Register's Office, as follows:

Beginning at a point in the South margin of Fern Avenue and in the boundary line between the lands of Morphis and Kowalczyk and runs with said margin South 82 degrees 20' 35" East, 100 feet to a point; thence with Kowalczyk East boundary line Southerly 6 feet to a point; thence North 82 degrees 20' 35" West, 48 feet to a point; thence with a curve to the left having a radius of 20 feet a circular distance of 30.1 feet to a point; thence South 5 degrees 42' 21" West, 110 feet to a point in Kowalczyk's South boundary line; thence with said boundary line North 82 degrees 20" 35" West, 36 feet more or less, to Kowalczyk's West boundary line; thence with said boundary line North 7 degrees 40' East, 135 feet to the Point of Beginning, containing 4992 square feet, more or less.

Being the same property conveyed to Mary D. Fears, unmarried by Warranty deed from Gene W. Gibbs and wife, Trena Gibbs of record in Instrument No. 20061128-0146770 Register's Office for Davidson County, Tennessee, dated November 14, 2006 and recorded on November 28, 2006.

unimproved ☐
This is improved ☒ property, known as 24 Fern Avenue , Nashville, TN 37207-5046
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Mary D. Fears this 25th day of May. 2016.

Mary D. Fears

Mary D. Fears

STATE OF TENNESSEE
COUNTY OFDAVIDSON

On this 25th day of May, 2016, before me personally appeared Mary D. Fears to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 25th day of May. 2016

Commission Expires: 2-27-2019

Notary Public

RYAN GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-27-2019