File Box 8

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160050769 DEEDWARR
Recvd: 06/15/16 14:04 2 pgs
Fees:13.00 Taxes:436.60
20160615-0060665

W & I Ref: (DM) Title No.: 58302
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joann D. Mason 107 St. Andrews Drive Franklin, TN 37069	New Owner

TAX MAP PARCEL NUMBERS: 14214021100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$118,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Clifton R. Myers, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joann D. Mason** 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. 5B on the Plan of Harpeth View Estates, Zone Lot Division of record in Book 6250, page 211, amended in Book 6250, page 511, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Myers Company, Inc., a Tennessee Corporation by Warranty Deed from Bernie McGehee and Michael McGehee, dated June 17, 1987 and recorded on June 25, 1987, of record in Book 7278, page 108, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 26, 2006, recorded October 18, 2006 of record in Instrument No. 20061018-0129059, said Register's Office. Subject property was conveyed to Clifton R. Myers, a married person.

Cynthia Myers, spouse of Clifton R. Myers joins in this conveyance solely to convey any and all marital interest she may have in the above-described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable.
The Plan, with Owner's Certificate, of record in Book 6250, page 211 amended in Book 6250, page 511, said Register's Office to which plan reference is hereby made for a more complete description.
Restrictive Covenants of record in Book 6250, page 511, said Register's Office; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 301 Clofton Drive, Nashville, TN 37221

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 8th day of June, 2016.

Clifton R. Myers

Cynthia Myers

State of Tennessee

County of Davidson

On this 8th day of June, 2016, before me the undersigned authority, personally appeared Clifton R. Myers, 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.

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

Notary

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: $118,000.00.

Affiant

Sworn and subscribed before me this 8th day of June, 2016.

Notary

My Commission Expires: DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2019