BILL GARRETT, Davidson County
Trans:T20160056959 DEEDWARR
Recvd: 07/05/16 12:53 2 pgs
Fees:13.00 Taxes:1035.63
20160705-0068473

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $279,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF JULY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-15-20

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8278 CONKLIN CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
John K. Conklin and Joyce M. Conklin	John & Joyce Conklin	13216005400
639 Elysian Fields Road	986 Glen Arbor Dr.	
Nashville, TN 37211	Encinitas, CA 92024	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GRANT A. HIGGS, UNMARRIED, AN UNDIVIVED ONE-HALF INTEREST AS TENANTS IN COMMON AND KYLE FELTS, MARRIED, AN UNDIVIDED ONE-HALF INTEREST AS TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOHN K. CONKLIN AND JOYCE M. CONKLIN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 639 Elysian Fields Road, Nashville, TN 37211

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 1st day of July, 2016.

Grant A. Higgs, by Kyle Felts, as his attorney in fact
Grant A. Higgs
By: Kyle Felts as his Attorney-in-Fact

Kyle Felts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 1st day of July, 2016, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Kyle Felts , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Grant A. Higgs for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Grant A. Higgs.

Witness my hand and official seal at Franklin, Tennessee

Notary Public
My Commission Expires: 3-15-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of July, 2016.

Notary Public
My Commission Expires: 3-15-20

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 860 on the plan of Caldwell Hall, Section Thirteen, of record in Book 3300, Page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed by Quitclaim Deed from Grant A. Higgs, unmarried, an undivided one-half interest as tenant in common and Kyle Felts*, married, an undivided one-half interest as tenant in common, as recorded on the 2nd day of July, 2014 in Instrument No. 20140702-0058235; Quitclaim Deed from Larry Felts to Grant A. Higgs, unmarried, as recorded on the 20th day of July, 2010 in Instrument No. 20100720-0056578 and Warranty Deed from Hekmat Mustafa and Iwaz Barwari, husband and wife to Grant A. Higgs, an unmarried man, and Larry Felts, a married man, as recorded on the 7th day of October, 2005 in Instrument No. 20051007-0121323, in the Register's Office of Davidson County, Tennessee.

* THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This instrument is being executed in behalf of Grant A. Higgs and Kyle Felts pursuant to a power of attorney executed by the same on the 06/29/2016, and being filed for in Instrument #20160705-0068472, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF CALDWELL HALL, SECTION THIRTEEN, as recorded in Plat Book 3300, Page(s) 66, 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 violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, 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 violate 42 USC 3604(c).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.