BILL GARRETT, Davidson County
Trans:T20160069535 DEEDWARR
Recvd: 08/11/16 09:54 2 pgs
Fees:13.00 Taxes:2168.20
20160811-0083513

Warranty Deed

AMY DIETERLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $586,000.00. Affiant Subscribed and sworn to before me, this the 5th day of August, 2016. Notary Public My commission expires: 9-11-17

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:
Janie Peete Taylor	New Owner	
840 Clayton Avenue		118-05-0-172.00
Nashville, TN 37204-3002		

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, **GREGORY HEAD AND FABRIENNE J. HEAD, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JANIE PEETE TAYLOR, AN UNMARRIED WOMAN,** 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. 5 on the Plan of C. B. Kelley's Subdivision of the South part of Lot Nos. 29, 30 & 31, Battlefield Estates, Section No.1, not of record, described according to a Survey made by Z. J. Wilkinson, Surveyor, August 4, 1941, as follows:

Beginning at a point in the North margin of Clayton Avenue, 450 feet Easterly from the Northeast corner of Craig Avenue and Clayton Avenue, being the common corner of Lot Nos. 5 and 6 of said Kelley Subdivision; thence North and at right angles to the North margin of Clayton Avenue 175 feet; thence Easterly and parallel with the North margin of Clayton Avenue 80 feet; thence Southerly 175 feet to a point in the North margin of Clayton Avenue, the common corner of Lot Nos. 4 and 5 of said Kelley Subdivision, thence Westerly with the North margin of Clayton Avenue 80 feet to the point of beginning.

Being the same property conveyed to Gregory Head and Fabrienne J. Head, husband and wife by Warranty deed from David H. Leech and wife, Gladys E. Leech of record in Instrument No. 20100610-0045242 Register's Office for Davidson County, Tennessee, dated June 4, 2010 and recorded on June 10, 2010.

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 840 Clayton Avenue, Nashville, TN 37204-3002.

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 5th day of August, 2016.

Gregory Head

Fabrienne J. Head

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 Gregory Head and Fabrienne J. Head, 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 5th day of August, 2016.

Notary Public

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