28756-8

Box 14

BILL GARRETT, Davidson County
Trans:T20160070401 DEEDWARR
Recvd: 08/15/16 09:19 2 pgs
Fees:13.00 Taxes:1831.50
20160815-0084553

THIS INSTRUMENT PREPARED BY:

CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $495,000.00.

Affiant

Subscribed and sworn to before me as of the 12th day of August, 2016.

Notary Public

My Commission Expires: 1-8-19

KIMBERLY CARTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JAN 8, 2019

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Christopher Cahill 4911 Wyoming Avenue Nashville, TN 37209	Pinnacle Bank 150 3rd Avenue South, Ste. 900 Nashville, TN 37201	103-03-0-192.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Tiffany B. Pack, unmarried**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Christopher Cahill, unmarried,** his heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT I:
Land in Davidson County, Tennessee, being a part of the E.A. Elam 5 acre tract in West Nashville and described as follows:

Beginning at a point in the southerly margin of Wyoming Avenue, formerly 6th Avenue, 420 feet easterly from the easterly margin of 51st Avenue, North, formerly 10th Street and running thence easterly with said Wyoming Avenue 50 feet; thence, southerly at right angles and parallel with 51st Avenue North, 150 feet to a point; thence westerly at right angles and parallel with Wyoming Avenue 50 feet; thence southerly at right angles and parallel with 51st Avenue North 150 feet to the point of beginning.

Being the same property conveyed to Tiffany B. Pack, unmarried, by Deed dated February 21, 2007 from Robert A. Richmond and wife, Sarah A. Richmond, of record in Instrument No. 20070223-0022863, Register's Office for Davidson County, Tennessee.

TRACT II:
Beginning at a point 150 feet southwardly from the southerly margin of Wyoming Avenue, formerly Sixth Street, and 50 feet east of the easterly margin of 50th Avenue North, extended said point being the southwest corner of a tract of land previously conveyed to Ezra Hatcher by Deed from Elizabeth B. Thompson, running thence southwardly and parallel with said 50th Avenue North extended, 102 feet, more or less, to the line of the Sylvan Park School property; thence eastwardly with said line 50 feet; thence at right angles northwardly 102 feet, more or less, to the southeast corner of the property previously conveyed to said Hatcher and wife thence westwardly with said Hatcher's line 50 feet to the beginning.

Being part the same property conveyed to Tiffany B. Pack by Quitclaim Deed dated August 10, 2016 from John Buford Hatcher, Devisee under the Last Will and Testament of Johnnie Wallace Hatcher and Susan Lynn Hatcher, Trustee of the trust created under the Last Will and Testament of Johnnie Wallace Hatcher, of record in Instrument No. 20160810-0083192, Register's Office for Davidson County, Tennessee.

Being also known as 4911 Wyoming Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Easements or claims of easements not shown by the Public Records.
2. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
3. Taxes for the year 2016, a lien not yet due and payable.
4. Sanitary Sewer Easement of record in Book 1712, Page 281, in the Register's Office for Davidson County, Tennessee.
5. Easements and incidental rights in that portion of the Land described in Schedule A underlying public roads.
6. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
7. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.
8. The taxes for 2016 have been prorated at closing and are assumed by Grantee.
9. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Grantor further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto as of the 12th day of August, 2016.

Tiffany B. Pack

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tiffany B. Pack,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 12th day of August, 2016.

Notary Public
My Commission Exp.: 1-8-19

KIMBERLY CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019