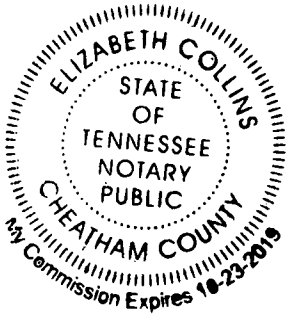
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/23/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Diana Hood	New Owner	142-14-0-202.00
(NAME)	(NAME)	
303 Clofton Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty Thousand And No/100 Dollars ($120,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Clifton R. Myers, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Diana Hood, an unmarried woman**, hereinafter called the Grantee, her 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 5-A, Zone Lot Division, Harpeth View Estates, of record in Plat Book 6250, Page 211 and amended in Plat Book 6250, Page 511, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion 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 June 25, 1987 in Book 7278, Page 108, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to Clifton R. Myers, a married person by Quit Claim Deed from Myers Company Inc., a Tennessee Corporation dated September 26, 2006 and recorded October 18, 2006 as Instrument No. 200610180129059, in said Register's Office for Davidson County, Tennessee.

Said property is not now, nor has it ever been, the marital residence of the Grantor.

File Number: MFR-165218SSO

BILL GARRETT, Davidson County
Trans:T20160072904 DEEDWARR
Recvd: 08/22/16 09:36 2 pgs
Fees:13.00 Taxes:444.00
20160822-0087355

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 303 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 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, has 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.

Witness our hands this 18th day of August, 2016.

Clifton R. Myers

Clifton R. Myers

By: Cynthia Myers Attorney-in-fact

Cynthia Myers, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Cynthia Myers, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Clifton R. Myers, as Attorney-in-fact, and acknowledged that she exectued the same as the free act and deed of Clifton R. Myers, for the purposes therein contained.

Witness my hand and official seal, this the 18th of August, 2016.

Sheila K. Reburn

Notary Public

My Commission Expires: 3-19-17

(SEAL)

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: MFR-165218SSO