GSRM
Bop 44

BILL GARRETT, Davidson County
Trans:T20160080608 DEEDWARR
Recvd: 09/14/16 14:39 2 pgs
Fees:13.00 Taxes:1591.00
20160914-0096757

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994 CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 5, 2020	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $430,000.00. Affiant Subscribed and sworn to before me, this 14th day of September, 2016. Notary Public My Commission Expires: 5-5-20

Address New Owner As Follows: Michael Conway and Christine Conway 4108 Westlawn Drive Nashville, TN 37209	Send Tax Bills To: NEW OWNER	Map-Parcel Number: 103 08 0 120.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GLENDA ANN JARRETT, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MICHAEL CONWAY AND CHRISTINE CONWAY, 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:

Land in Davidson County, being part of Lot No. 350 on the map of Richland Realty Company's West Lawn Subdivision as of record in Book 421, page 32, Register's Office for Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, Surveyor, June 24, 1943, as follows:

Beginning at a stake on the northerly margin of West Lawn Drive 30.5 feet westerly from the corner of Lots 350 and 351, being Mark Kiningham's southwest corner; thence with his westerly line, northerly 267.5 feet to an iron pin in Knights southerly line; thence with his southerly line westerly 63 feet to an iron pin in the easterly line of the Cross property; thence with Cross' easterly line and a fence, southwardly 281.7 feet to the northerly margin

of West Lawn Drive, thence with the northerly margin of West Lawn Drive easterly 66.7 feet to the beginning.

Being the same property conveyed to George E. Jarrett and wife, Glenda Ann Jarrett, by deed from Rufus E. Cauthen and wife, Gladys Baker Cauthen, of record in Book 4939, page 782, dated August 7, 1975, said Register's Office. George E. Jarrett having died on or about August 14, 1992, leaving Glenda Ann Jarrett as the surviving tenant by the entirety.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2016 taxes, which have been prorated and paid by Grantor. By acceptance of delivery of this instrument, Grantees assume and agree to pay future taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 421, page 32, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 8536, page 295, said Register's Office.

This is improved property known as: **4108 Westlawn Drive, Nashville, TN 37209.**

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 Grantor covenants with the said Grantees 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, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, 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 person whomsoever.

WITNESS my hand this 14th day of September, 2016.

Glenda Ann Jarrett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glenda Ann Jarrett, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of September, 2016

(Seal)

CATHEERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

Notary Public

My Commission Expires: 5-5-20