WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160082940 DEEDWARR
Recvd: 09/21/16 13:38 2 pgs
Fees:13.00 Taxes:592.00
20160921-0099507

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2016

Notary Public:

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kaley D. Furlow	new owner	Parcel ID:
1204 Ainlay Drive		10713007000
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Elaine Thomas, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Kaley D. Furlow, unmarried
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land located in the 3rd Civil District of Davidson County, Tennessee, being more particularly described as follows, to wit:

Being Lot No. 318 on the Plan of Miro Meadows, Second Addition, as of record in Book 1424, Page 112, Register's Office for said County, and on the Resubdivision of Lot Nos. 301, 302, 318, and 300 of Miro Meadows, Second Addition, as of record in Book 1424, Page 124, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Ainlay Drive at the common corner of Lot Nos. 301 and 318; thence northerly along the line between said lots, 105 feet to the corner of Lot Nos. 301 and 302; thence easterly along the line between said Lot Nos. 302 and 318, 18 feet to a concrete monument, and continuing with the dividing line of said lots, northerly 64.2 feet to a concrete monument at the rear corner of Lots Nos. 302 and 318; thence easterly along the rear line of Lot No. 318, 59.7 feet; thence southerly along the east line of Lot No. 318, 175 feet to the north margin of Ainlay Drive; thence westerly along said Drive 98 feet to the beginning.

Being the same property conveyed to Elaine Thomas by deed from Jerry Wayne Pentecost of record in Instrument 20040804-0093198, said Register's Office, dated August 2, 2004.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1424, Page 112 and Page 124, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1204 Ainlay Drive, Nashville, TN 37217

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, 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 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 my hand this 19th day of September, 2016.

Elaine Thomas

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 Elaine Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of September, 2016.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.