Davidson County	DEEDWARR
Recvd: 10/18/16 15:50	4 pgs
Fees:23.00 Taxes:1369.00	
20161018-0110228	

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center, Suite 290
Brentwood, TN 37027
16-1677

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of October, 2016

Notary Public
Commission Expires: 9-10-18

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Walker G. Bloodworth 8624 Cub Creek Rd. Nashville, TN 37209	NEW OWNER 2317 West End Ave 126-256 NASHVILLE, TN 37203	077-00-0-032.00

WARRANTY DEED

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, I/WE,

William Dylan Norman, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Walker G. Bloodworth, 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:

BEING A PARCEL OF LAND IN THE 35th COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE J.D. STEVENS PROPERTY AS OF RECORD IN INSTRUMENT NO. 20010223-0017305-R.O.D.C, TN. BOUNDED ON THE EAST BY THE PAUL KIRBY PROPERTY AS OF RECORD IN DEED BOOK 9409, PAGE 598-R.O.D.C, TN. BOUNDED ON THE SOUTH BY THE DONALD L. LOFTIS, ET UX PROPERTY AS OF RECORD IN DEED BOOK 10005, PAGE 776-R.O.D.C., TN, THE WILLIAM S. DUNN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20101021-0084283-R.O.D.C, TN, AND THE DONALD F. PARRISH, ET UX PROPERTY AS OF RECORD IN DEED BOOK 5376, PAGE 239-R.O.D.C., TN. BOUNDED ON THE WEST BY THE RIVER ROAD PARTNERSHIP AS OF RECORD IN INSTRUMENT NO. 20140711-0061222-R-O.D.C, TN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET, SAID PIN BEING THE SOUTHWEST CORNER OF THE PAUL KIRBY PROPERTY AS OF RECORD IN DEED BOOK 9409, PAGE 598-R.O.D.C., TN;

THENCE, A COMMON LINE WITH THE PAUL KIRBY PROPERTY AS OF RECORD IN DEED BOOK 9409, PAGE 598-R.O.D.C, TN, NORTH 67 DEGREES 53 MINUTES 00 SECONDS EAST, 172.83 FEET TO AN EXISTING IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE DAVID LEE SNYDER PROPERTY AS OF RECORD IN DEED BOOK 7724, PAGE 629-R.O.D.C., TN, SOUTH 22 DEGREES 26 MINUTES 44 SECONDS EAST, 416.27 FEET TO AN IRON PIN SET IN THE NORTHERLY MARGIN OF CUB CREEK ROAD (25' FROM CENTERLINE);

THENCE, WITH THE NORTHERLY MARGIN OF CUB CREEK ROAD, SOUTH 64 DEGREES 31 MINUTES 27 SECONDS WEST, 242.83 FEET TO A POINT;

THENCE, SOUTH 66 DEGREES 27 MINUTES 31 SECONDS WEST, 206.79 FEET TO AN IRON PIN SET;

THENCE, LEAVING SAID MARGIN, A COMMON LINE WITH THE WILLIAM S. DUNN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20101021-0084283-R.O.D.C, TN, NORTH 45 DEGREES 00 MINUTES 30 SECONDS WEST, 475.82 FEET TO AN EXISTING IRON PIN FOUND;

THENCE, WITH AN EXISTING FENCE AND DUNN PROPERTY SOUTH 67 DEGREES 39 MINUTES 31 SECONDS WEST, 496.82 FEET TO A ROCK MONUMENT;

THENCE, WITH AN EXISTING FENCE, A COMMON LINE WITH THE DONALD F. PARRISH, ET UX PROPERTY AS OF RECORD IN DEED BOOK 5376, PAGE 239-R.O.D.C, TN, SOUTH 84 DEGREES 29 MINUTES 48 SECONDS WEST, 340.62 FEET TO AN EXISTING FENCE CORNER;

THENCE, NORTH 52 DEGREES 42 MINUTES 19 SECONDS WEST, 332.94 FEET TO AN EXISTING IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE RIVER ROAD PARTNERSHIP PROPERTY AS OF RECORD IN INSTRUMENT NO. 20140711-0061222-R.O.D.C, TN, NORTH 1 DEGREES 00 MINUTES 45 SECONDS EAST, 130.35 FEET TO AN IRON PIN FOUND;

THENCE, NORTH 34 DEGREES 38 MINUTES 48 SECONDS WEST, 351.47 FEET TO AN IRON PIN FOUND;

THENCE, NORTH 8 DEGREES 35 MINUTES 24 SECONDS WEST, 312.52 FEET TO AN EXISTING ROCK MONUMENT FOUND;

THENCE, A COMMON LINE WITH THE J.D. STEVENS PROPERTY AS OF RECORD IN INSTRUMENT NO. 20010223-0017305-R.O.D.C, TN, NORTH 29 DEGREES 14 MINUTES 18 SECONDS EAST, 67.36 FEET TO AN IRON PIN SET;

THENCE, NORTH 67 DEGREES 03 MINUTES 18 SECONDS EAST, 699.60 FEET TO AN EXISTING T-POST FOUND;

THENCE, NORTH 53 DEGREES 33 MINUTES 18 SECONDS EAST, 140.25 FEET TO AN IRON PIN SET;

THENCE, NORTH 51 DEGREES 33 MINUTES 18 SECONDS EAST, 300.30 FEET TO AN IRON PIN SET;

THENCE, NORTH 44 DEGREES 03 MINUTES 18 SECONDS EAST, 429.00 FEET TO AN EXISTING IRON PIPE FOUND;

THENCE, A COMMON LINE WITH THE PAUL KIRBY PROPERTY AS OF RECORD IN DEED BOOK 9409, PAGE 598-R.O.D.C, TN. SOUTH 43 DEGREES 19 MINUTES 18 SECONDS EAST, 318.74 FEET TO AN EXISTING IRON PIPE FOUND;

THENCE, WITH AN EXISTING FENCE, SOUTH 28 DEGREES 25 MINUTES 42 SECONDS WEST, 463.38 FEET TO A POINT;

THENCE, WITH AN EXISTING FENCE, SOUTH 27 DEGREES 17 MINUTES 37 SECONDS WEST, 265.81 FEET TO AN EXISTING 8" HICKORY TREE;

THENCE, WITH AN EXISTING FENCE, SOUTH 43 DEGREES 00 MINUTES 42 SECONDS EAST, 783.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,922,554 sq. ft. or 44.13 acres, more or less, as shown on survey prepared by Brian McCain, P.L.S (TN #2256), Southern Precision Land Surveying, Inc., P.O. Box 220, Pegram, TN 37143-0220, File No. 14-0496.

BEING the same property conveyed to William Dylan Norman, unmarried, by Warranty Deed from Donald L. Loftis and wife, Jessica L. Loftis, dated 9/30/14 and recorded 10/6/14 in Instrument No. 20141006-0092365, in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Donald L. Loftis and wife, Jessica L. Loftis, by Quitclaim Deed to Create a Singular Tract of Land and Singular Taxing Parcel from David C. Risner, Trustee, and in the same instrument conveyed to David C. Risner, Trustee from Donald L. Loftis and wife, Jessica L. Loftis, dated 9/17/14 and recorded 9/19/14 in Instrument Number 20140919-00896353; and the same property previously

conveyed to Donald L. Loftis and wife, Jessica L. Loftis by Warranty Deed from Harry G. Allen and George Allen and wife, Maxie Allen, dated 3/29/96 and recorded 4/4/96 in Book 10005, Page 768; and also to Donald L. Loftis and wife, Jessica L. Loftis by Warranty Deed from Roy J. Allen, dated 3/29/96 and recorded 4/4/96 in Book 10005, Page 776, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8624 Cub Creek Rd., 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 we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of October, 2016.

William Dylan Norman

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Dylan Norman, unmarried** 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 Brentwood, Tennessee this 14th day of October, 2016.

SUSAN L HEINRICH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 4-10-18

(Notary Seal)

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY