WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160095491 DEEDWARR
Recvd: 10/28/16 13:05 2 pgs
Fees:13.00 Taxes:1017.50

20161028-0114146

BENJAMIN SEAMON DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $275,000.00.

Affiant

Subscribed and sworn to before me this 27th day of October, 2016.

Notary Public
My Commission expires: 9-10-2018
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michele R. Etling	Bank of Nashville, div Synovus Bank	149-00-0-042.00
2540 Una Antioch Pike	1033 Demonbruen Street Suite 200	
Antioch, TN 37013	Nashville, TN 37203	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sally M. Jones**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michele R. Etling, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

TRACT 1:

Being Lot No. 8 and the northerly part of Lot No. 9 on the plan of Shields Antioch Lands, as of record in Book 57, Page 111, Register's Office for said County, described together as follows:

Beginning at a point on the easterly margin of an Old County Road at the northwest corner of Lot No. 8 on said plan, being the southwest corner of a tract of land marked "Shelton" on said plan; thence with the easterly margin of said Road, south 1 1/2° west 338 feet, more or less, to the northwest corner of the 4 acres of land devised to Leslie Carper and wife, Gladys Caper under item 2 of the Will of Seth Carper, deceased, of record in Will Book 47, Page 500, County Court for said County; thence south 88 1/2° east with the north line of said 4 acre tract and parallel with the line between said Lot Nos. 8 and 9, 625.35 feet, more or less, to the western boundary line of the property conveyed to C.A. York and wife, by deed of record in Book 2641, Page 596, said Register's Office, said point being in the eastern boundary line of said Lot No. 9; thence with said line of Lot Nos. 8 and 9 and said York line, northerly and parallel with said County Road, 338 feet to an old rock or stone wall, the northeast corner of said Lot No. 8; thence with said rock wall and the northerly boundary line of said Lot No. 8, north 88 1/2°, west 625.35 feet, more or less, to the beginning.

Included but hereby expressly excluded from this conveyance the following described property conveyed in Book 3160, page 283 and corrected in Book 9836, page 799, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin on the west margin of an old county road, said point being the northwesterly corner of the Sallie Carper property and the southwesterly corner of the property herein and conveyed; thence along the westerly margin of said old county road North 88° 26' 39" W. a distance of 130.12 feet to an iron pin; thence South 80° 46' 07" E. a distance of 512.87 feet to a point; thence North 8° 46' 44" E. a distance of 50 feet; thence South 80° 46' 07" E. a distance of 120 feet to a point in the rear fence line; thence South 8° 46' 44" W. along said rear fence line a distance of 169.39 feet to an iron pipe, said point being the southeasterly corner of the property herein conveyed; thence North 81° 44' 26" West through a railroad spike to an iron pipe in the westerly margin of said old county road a distance of 632.11 feet to a point of beginning and containing 2.0 acres more or less.

Being a portion of the same property conveyed to R.E. Jones and wife, Sally M. Jones, by Installment Deed of record in Book 2875, Page 576, Register's Office for Davidson County, Tennessee. Further conveyed to Sally M. Jones from R.E. Jones by QuitClaim Deed on July 19, 1993, of record in Book 9030, Page 158, Register's Office for Davidson County, Tennessee.

TRACT 2:

Beginning at a point in the common boundary line between the Sally M. Jones property and the Daniel F. Wilkins et ux property, said point being 512.87 feet South 80 deg. 46' 07" East of a point in the westerly margin of an old county road; thence North 8 deg. 46' 44" East a distance of 50 feet; thence South 80 deg. 46' 07" East a distance of 120 feet to a point in the rear fence line; thence South 8 deg. 46' 44" West, along said rear fence line a distance of 50 feet to an iron pipe; and thence North 80 deg. 46' 07" West a distance of 120 feet to the point of beginning.

Being the same property conveyed to R.E. Jones and wife Sally M. Jones from Daniel F. Wilkins and wife, Betty S Wilkins by QuitClaim Deed on March 13, 1972, of record in Book 4583, Page 467, Register's Office

for Davidson County, Tennessee. Deed of Correction of record in Book 9836, Page 802, to correct Legal Description for said QuitClaim deed of record in Book 4583, Page 467, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 57, Page 111, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **2540 Una Antioch Pike, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 26, 2016.

Sally M. Jones by Joyce Krech as atty in fact
Sally M. Jones by Joyce Krech as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Joyce Krech, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Sally M. Jones, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Sally M. Jones, the bargainor(s), by the said Joyce Krech, as ~~Attorney-in-~~Fact.

WITNESS my hand and seal, this 26th day of October, 2016.

NOTARY PUBLIC My Commission Expires: 11-6-17

