BILL GARRETT, Davidson County
Trans:T20160100128 DEEDWARR
Recvd: 11/14/16 11:22 2 pgs
Fees:13.00 Taxes:924.63

20161114-0119631

WARRANTY DEED

STATE OF ~~TENNESSEE~~ PENNSYLVANIA
COUNTY OF ~~DAVIDSON~~ DELAWARE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Karan S. Wilson
Affiant

Subscribed and sworn to before me, this 8TH DAY OF NOVEMBER, 2016.

Dana Briggs
Notary Public

MY COMMISSION EXPIRES: 01-05-2020

(AFFIX SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Dana Briggs, Notary Public
Ridley Twp., Delaware County
My Commission Expires Jan. 5, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caitlyn Durning, a single woman, and Michel P. Durning, a married man, joint tenants with full rights of survivorship	new owner (NAME)	
2137 Ingram Road (ADDRESS)	(ADDRESS)	031-00-0-106.00
Nashville, TN 37189 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Karan Mae Graves Wilson, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Caitlyn Durning, a single woman, and Michel P. Durning, a married man, joint tenants with full rights of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, FORMERLY THE TENTH CIVIL DISTRICT, CONSISTING OF A ONE LOT SUBDIVISION, NO. 77-342-G, BEING LOT NO. 1 ON THE PLAN W.H. MCGILL SUBDIVISION, OF RECORD IN BOOK 5190, PAGE 19, AS DESCRIBED ACCORDING TO A SURVEY MADE BY ERNEST MEDLIN DATED OCTOBER 21, 1977, AS FOLLOWS:
FROM A POINT IN THE CENTER OF INGRAM ROAD, BEING THE NORTHWEST CORNER OF THE TIMOTHY N. HENDRIX, ET UX., PROPERTY, OF RECORD IN BOOK 4687, PAGE 894, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE CENTER OF SAID ROAD, SOUTH 80 DEGREES 29 MINUTES WEST 15.0 FEET TO A POINT; THENCE SOUTH 87 DEGREES 02 MINUTES WEST 175.0 FEET TO A POINT; THENCE SOUTH 78 DEGREES 49 MINUTES WEST 60.0 FEET TO A POINT; THENCE SOUTH 66 DEGREES 19 MINUTES WEST 135.0 FEET TO AN IRON PIN, THE POINT OF BEGINNING IN THE CENTER OF INGRAM ROAD; THE FOREGOING CALLS BEING AN AGGREGATE TOTAL DISTANCE OF 385.0 FEET FROM THE SAID NORTHWEST CORNER OF THE SAID HENDRIX PROPERTY TO THE BEGINNING POINT; THENCE FROM THE BEGINNING POINT IN THE CENTER OF INGRAM ROAD, SOUTH 17 DEGREES 19 MINUTES 33 SECONDS EAST 25.16 FEET TO A POINT, ON A CONCRETE MONUMENT BEING THE NORTHEAST CORNER AND BEGINNING POINT OF LOT NO. 1 OF SAID SUBDIVISION; THENCE RUNNING PARALLEL TO INGRAM ROAD ALONG A 25-FOOT SETBACK FRONTAGE LINE, SOUTH 66 DEGREES 19 MINUTES WEST 182.75 FEET TO A POINT, ON A CONCRETE MONUMENT, BEING THE NORTHWEST CORNER AND SAID CORNER BEING LOCATED FROM AN IRON PIN IN INGRAM ROAD, SOUTH 11 DEGREES 11 MINUTES WEST 25.61 FEET; THENCE SOUTH 11 DEGREES 11 MINUTES EAST 244.39 FEET TO A POINT ON THE SOUTH BANK OF A BRANCH; THENCE SOUTH 32 DEGREES 31 MINUTES EAST 250.0 FEET TO AN IRON PIN, BEING THE SOUTHWEST CORNER; THENCE NORTH 55 DEGREES 06 MINUTES 08 SECONDS EAST 149.28 FEET TO AN IRON PIN, BEING THE SOUTHEAST CORNER; THENCE NORTH 17 DEGREES 19 MINUTES 33 SECONDS WEST 459.43 FEET TO THE CONCRETE MONUMENT AND POINT OF BEGINNING OF LOT NO. 1, CONTAINING 2.02 ACRES.

BEING THE SAME PROPERTY CONVEYED TO KARAN MAE GRAVES WILSON BY WILSON DEED FROM CHARLES RONALD WILSON, JR. OF RECORD IN INSTRUMENT NO. 20060503-0051259 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

WARRANTY DEED
(Continued)

unimproved ( )
This is improved (X) property, known as 2137 Ingram Road , Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 8th day of November, 2016.

Karan Mae Graves Wilson

STATE OF PENNSYLVANIA

COUNTY OF DELAWARE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karan Mae Graves Wilson, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

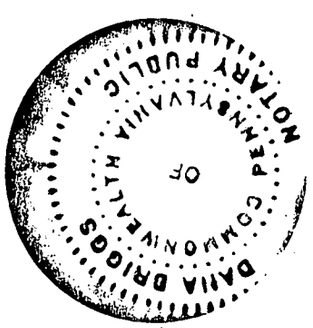
Witness my hand and official seal, this the 8th day of November, 2016.

Notary Public

My Commission Expires: 01-05-2020

(SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Dana Briggs, Notary Public
Ridley Twp., Delaware County
My Commission Expires Jan. 5, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072