LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$155,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/5/2018

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **JERRAD WARD WOLFE, ET UX** | **SAME** | **101-00-0-185.00** |
| (NAME) **4505 HARDING PIKE #176** | (NAME) | |
| (ADDRESS) **NASHVILLE, TN 37205** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans: T20170000396 DEEDWARR
Recvd: 01/03/17 14:31 2 pgs
Fees: 13.00 Taxes: 573.50
20170103-0000453

# 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, **WE, JAY SCOTT MOORE AND WIFE, SUSAN BEATY MOORE, FORMERLY KNOWN AS SUSAN BEATY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JERRAD WARD WOLFE AND SPOUSE, MARSHELE FRANKLIN WOLFE,** 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:

Land in Davidson County, Tennessee, beginning at an iron pin at the southwesterly corner of Horace Frank Carlton, as recorded in Deed Book 6986, page 852, Register's Office for Davidson County, Tennessee, also being the northeasterly corner of the Mike Campbell tract as recorded in Deed Book 5735, page 382, Register's Office for Davidson County, Tennessee, thence with said westerly line of Horace Frank Carlton, South 45 deg. 16' 19" East 280.28 feet to a point; thence, severing the Mike Campbell Tract, as recorded in Deed Book 7420, page 301, Register's Office for Davidson County, Tennessee, South 37 deg. 11' 47" East 566.34 feet to a point; thence North 52 deg. 48' 13" West 564.47 feet (erroneously shown as 1533.31 feet in prior deed) to a point in the southerly line of Mike Campbell as recorded in Deed Book 5735, page 382, Register's Office for Davidson County, Tennessee, thence with Mike Campbell's southerly line, North 89 deg. 23' 18" East 206.73 feet to a 30" elm; thence North 51 deg. 42' 20" East 492.03 feet to the point of beginning and containing 5.00 acres more or less.

**This property is also known as**: Lot No. 1 on the Final Subdivision Plat of Vista Bella Subdivision of record in Instrument No. 20080516-0050702, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

The above described property is to be served by and is subject to a 50.00 foot wide ingress and egress easement for access to a tract to the west, as shown on the attached exhibit and which is described by metes and bounds as follows: Beginning at the centerline of Gower Road and the southwesterly corner of James R. Hinchman, as recorded in Deed Book 7420, page 301, Register's Office for Davidson County, Tennessee, and also being the southeasterly corner of Mike Campbell as recorded in Deed Book 7420, page 301; thence with the westerly line of said James R. Hinchman, North 52 deg. 48' 13" West 447.01 feet to an iron pin; thence severing the Mike Campbell tract as recorded in Deed Book 7420, Page 301, Register's Office for Davidson County, Tennessee, North 52 deg. 48' 13'' West 511.21 to a point; thence South 37 deg. 11' 47" West 50.00 feet to a point; thence South 52 deg. 48' 13'' East 968.84 feet to a point in the centerline of Gower Road; thence with said centerline North 25 deg. 12' 19" East 51.12 feet to the point of beginning and containing 1.10 acres more or less.

Being the same property conveyed to Jay Scott Moore and Susan Beaty, joint tenants with right of survivorship, from Big Dog Properties, Inc., by deed dated January 10, 2007 of record as Instrument No. 20070124-0009507, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Instrument No. 20080516-0050702; Easements of record in Instrument No. 20070104-0001814, Instrument No. 20070121-0009510, and Instrument No. 20071022-0125100; Agreement to Install, Improve, and Maintain Public Utilities and Driveway of record in Book 11320, page 521 and Amendment to Agreement Regarding the Installation, Improvement and Maintenance of Public Utilities and Driveway of record in Instrument No. 20161028-0114067; and any and all other easements, conditions, restrictions and covenants of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( X )
This is improved( ) property, known as **663 HUNTERS TRAIL F/K/A 0 GOWER ROAD, NASHVILLE, TN 37209**
(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 our hands this 30th day of December, 2016.

**JAY SCOTT MOORE**

**SUSAN BEATY MOORE**

**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 **JAY SCOTT MOORE and SUSAN BEATY MOORE,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of December, 2016.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public