BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170034169 DEEDWARR
Recvd: 04/24/17 10:12 2 pgs
Fees:13.00 Taxes:203.50
20170424-0039770

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF April 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires September 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Myka Godwin	NEW OWNER	
(NAME)	(NAME)	
4836 Indian Summer Dr.		023-00-0-189.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **L'LARIVIA MOORE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MYKA GODWIN, 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:

Beginning at an iron rod in the Northerly right-of-way of Claylick Road, said point being 2,550 feet Northwest of Lickton Pike and being the Southwest corner of the Charles Knight property as described in Deed Book 8027, Page 829, Register's Office for Davidson County, Tennessee. Thence, with said right-of-way N 78° 15' 51" W, 14.02 feet to an iron rod set; thence with a curve to the right, having a delta angle of 17° 39' 47" , a radius of 716.20 feet, an arc length of 220.79 feet, a chord bearing of N 69° 25' 57" W and a chord length of 219.92 feet to an iron rod; thence N 61° 27' 31" W, 86.68 feet to an iron rod, the true point of beginning at the Southwest corner of a 50-foot strip; thence with said right-of-way, N 61° 27' 31" W, 125.30 feet to an iron rod set, the Southeast corner of Tract #4; thence leaving said right of way with the East line of #4 N 31° 30' 44" E, 1,626.02 feet to an iron rod set; thence, S 64° 41' 35" E, 154.26 feet to an iron rod set, the Northwest corner of the West edge of a 50 foot strip; thence S 32° 30' 02" W, 1,636.44 feet to the point of beginning and containing 5.210 acres, more or less.

Being the same property conveyed to L'Larivia Moore, unmarried by Deed from Robert V. Troupe, unmarried, recorded on the 13th day of March, 2014 in Instrument No. 20140313-0021199, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved x
This is improved _ property, known as 2318 CLAY LICK 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 hand this 20 day of April, 2017

L'LARIVIA 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 L'Larivia Moore, the bargainor, 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 at Nashville, Tennessee this 20 day of April, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Notary Public