WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170037171 DEEDWARR
Recvd: 05/03/17 09:02 4 pgs
Fees:23.00 Taxes:2307.69
20170503-0043334

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $623,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 day of May, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael J. Price and Daina Bray	New Owner	113 00 0 209.00
(NAME)	(NAME)	
7935 Buffalo Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Six Hundred Twenty-Three Thousand Seven Hundred And No/100 Dollars ($623,700.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kimberly A. Nelson and husband, Jimmy R. Nelson, Jr.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael J. Price and Daina Bray, husband and wife**, 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:

New 5 Acre Tract (Part of Map 113 Parcel 165)

Being a parcel of land in the 23rd Councilmanic District of Davidson County, Tennessee and located on the east side of the intersection of Firetower Road and Buffalo Road, said parcel also being a portion of Parcel 165 on Map 113-00 as evidenced in Deed Book 6521 Page 320 in the Register's Office for Davidson County, Tennessee (RODCT) and being more particularly described as follows:

BEGINNING, at a point in the east margin of Buffalo Road near the intersection of Firetower Road, said iron pin being the northwest corner of the property herein described, said point also being the southwest corner of Parcel 191 as evidenced in Instrument Number 200005080046261 thence:

1) leaving the east margin of Buffalo Road, following the south line of Parcel 191, North 62 degrees 54 minutes 28 seconds East a distance of 260.00 feet to an iron pin, said iron pin being an interior corner in the north line of the property herein described, said iron pin also being an interior corner in the south line of Parcel 191, thence:

2) continuing with the south line of Parcel 191, North 01 degrees 00 minutes 00 seconds East a distance of 90.00 feet to an iron pin, said iron pin being an interior corner in the north line of the property herein described, said iron pin also being an interior corner in the south line of Parcel 191, thence:

3) continuing with the south line of Parcel 191 North 78 degrees 48 minutes 12 seconds East a distance of 289.89 feet to an iron pin, said iron pin being an interior corner in the north line of the property herein described, said iron pin also being an interior corner in the south line of Parcel 191, thence:

4) continuing with the south line of Parcel 191, North 62 degrees 54 minutes 28 seconds East a distance of 125.00 feet to an iron pin, said iron pin being in the north line of the property herein described, said iron pin also being an interior corner of Parcel 191, said iron pin also being an interior corner in the east line of Parcel 165, thence;

5) continuing with the new line of Parcel 191, continuing with the north line of the property herein described, South 22 degrees 08 minutes 30 seconds a distance of 51.50 feet to an iron pin, said iron pin being an interior corner in the north line of the parcel herein described and said iron pin also being an interior corner to Parcel 191, thence;

6) continuing to follow with the north line of the parcel herein described and with a line common to Parcel 191, North 54 degrees 00 minutes 00 seconds East a distance of 212.34 feet to an iron pin, said iron pin being the northeast corner of the parcel herein described, and said iron pin being the southeast corner of Parcel 191, and said iron pin also being an interior corner to Parcel 165, thence;

7) leaving the north line of the property herein described, and severing Parcel 165, South 36 degrees 00 minutes 00 seconds East a distance of 65.00 feet to an iron pin, said iron pin being the southeast corner of the parcel herein described and said iron pin also being an interior corner to Parcel 165, thence;

8) leaving the east line of the property herein described, continuing to sever Parcel 165 following with the south line of the property herein described, South 41 degrees 09 minutes 31 seconds West a distance of 661.67 feet to an iron pin, said iron pin being in the south line of the parcel herein described, thence;

9) continuing to follow the south line of the parcel herein described and continuing to sever Parcel 165, South 85 degrees 00 minutes 00 seconds West a distance of 260.00 feet to an iron pin, said iron pin being in the south line of the property herein described, thence:

10) continuing to follow the south line of the parcel herein described and continuing to sever Parcel 165, North 85 degrees 00 minutes 00 seconds West a distance of 100.00 feet to an iron pin in the east margin of Buffalo Road, said iron pin being the southwest corner to the parcel herein described, thence;

11) following the east margin of Buffalo Road, North 19 degrees 33 minutes 32 seconds West a distance of 85.00 feet to an iron pin, said iron pin being in the west line of the property herein described, thence;

12) continuing to follow the east margin of Buffalo Road, North 19 degrees 33 minutes 35 seconds West a distance of 115.00 feet to an iron pin, the BEGINNING, containing 5.041 acres more or less, according to a survey by Jesse E. Walker, RLS, PE.

Being the same property conveyed to William H. Stark by Warranty Deed from Edwin Anthony Shankle, unmarried dated April 27, 2000 and recorded May 08, 2000 as Instrument No. 20000508-0046260, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William H. Stark by Quitclaim Deed from Elizabeth Stark dated April 27, 2000 and recorded May 8, 2000 as Instrument No. 20000508-0046261, in said Register's Office for Davidson County, Tennessee.

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Being a portion of the same property conveyed to Teddy H. Richardson and wife, Miriam A. Richardson by Quitclaim Deed as to Land and Easement Right from William H. Stark and wife, Elizabeth Stark dated June 20, 2002 and recorded June 25, 2002 as Instrument No. 20020625-0076057, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Kimberly A. Nelson and husband, Jimmy R. Nelson, Jr. by Quitclaim Deed from Teddy H. Richardson and wife, Miriam A. Richardson dated July 19, 2002 and recorded July 23, 2002 as Instrument No. 20020723-0088077, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7935 Buffalo Road, Nashville, TN 37211

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, has 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 2 day of May, 2017

Kimberly A. Nelson

Jimmy R. Nelson, Jr.

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kimberly A. Nelson and husband, Jimmy R. Nelson, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of May, 2017.

Notary Public

My Commission Expires: 7/6/20

(SEAL)



File Number: GRN-171550SSO