WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170053873 DEEDWARR
Recvd: 06/23/17 10:16 2 pgs
Fees: 13.00 Taxes: 1258.00
20170623-0063285

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

W-FSBO-17-4122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patrick Michaels	new owner	
(NAME)	(NAME)	**062-13-0-094.00**
4122 Moss Rose Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID L. JONES AND SUSAN G. LAKICH JONES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK MICHAELS AND JACQUELINE M. KLAVER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

TRACT 1 – PARCEL A (AS TO PARCEL 062-13-0-094.00):

Land in Davidson County, Tennessee, being Lot No. 27 in Geo. I. Waddey's Riverbluff Subdivision, a plan of which is recorded in Book 843, Page 101, Register's Office of said County, being a Subdivision of the W. N. Morgan 18.25 acre tract, and described as follows:

BEGINNING at a point at the Southeast intersection of Williams Ferry Road and Claypool Street, Southerly 179 feet 4 inches, more or less, to the corner of Lots 27 and 28; thence with the line between said lots, Easterly 147 feet, more or less, to a point near the low water mark of Cumberland River on the Westerly margin of Williams Ferry Road; thence with the margin of said Road, Northerly and Northwesterly 215 feet to the beginning.

TRACT 1 – PARCEL B (AS TO PARCEL 062-13-0-118.00):

Land in Davidson County, Tennessee, being the Southerly part of Lot No. 34 on the Map of Geo. I. Waddey's Subdivision of the W. N. Morgan Tract, as of record in Book 843, Page 101, Register's Office of said County, and described as follows:

BEGINNING at a point on the Easterly line of Lot 34, at the Southeast corner of the tract being simultaneously herewith conveyed to James E. Wilburn and wife, said point being 100 feet South to the Northeast corner of said lot; thence Westerly parallel to the North line of said lot and along Wilburn's South line, to the Easterly margin of Williams Ferry Road; thence with the margin of the same, Southeasterly to a point at the most Southerly corner of Lot 34; thence with the East line of Lot 34, Northerly to the beginning.

TRACT 2 (AS TO PARCEL 062-13-0-117.00):

Land in Davidson County, Tennessee, being part of Lot No. 34 on the Map of George I. Waddey's Riverbluff Subdivision, of the W. N. Morgan 18.25 acre tract, as of record in Book 843, Page 101, Register's Office for said County, described according to a copy of a survey thereof made by Hickerson-Miller, Engineers & Surveyors, October 7, 1955 as follows:

BEGINNING at a point in the Northeasterly margin of McGavock Pike, said point being 153 feet more or less, Southeasterly from the Northeast intersection of said McGavock Pike South 37 degrees East 50 feet to an iron pin; thence North 75 degrees East 26.3 feet more or less to a point at the water's edge of the Cumberland River; thence with said water's edge in a Northwesterly direction 50 feet to a point; thence South 75 degrees West 36.5 feet more or less to an iron pin, the point of beginning.

Being the same property conveyed in Warranty Deed at Book 3128, Page 617 and Quit Claim Deeds at Instrument Nos. 20020418-0048066 and 20140917-0085484 (as to Tract 1 Parcel A and Tract 1 Parcel B), all of record in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed in Warranty Deed at Book 2481, Page 303, Decree at Book 8400, Page 32, and Quit Claim Deeds at Instrument Nos. 20020418-0048067 and 20020418-0048068 (as to Tract 2), all of record in the Register's Office of Davidson County, Tennessee.

NOTE: Parcel numbers are listed for informational purposes only.

This conveyance is subject to:
- Taxes for the year 2017.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of George I. Waddey's Riverbluff Subdivision, as recorded in Plat Book 843, Page(s) 101, in the Register's Office of Davidson County, Tennessee.
- Easement recorded in Book 2203, Page 517 and Book 3103, Page 594, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4122 Moss Rose Drive, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 9th DAY OF JUNE, 2017.

David L. Jones

Susan G. Lakich Jones by David L. Jones, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID L. JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of June, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID L. JONES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SUSAN G. LAKICH JONES, and who acknowledged he/she/they executed the same as the free act and deed of the said SUSAN G. LAKICH JONES.

Witness my hand and official seal, this the 9th of June, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212