39B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170075306 DEEDWARR
Recvd: 08/29/17 12:43 2 pgs
Fees: 13.00 Taxes: 2282.90

20170829-0088700

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $617,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF AUGUST, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9155 STEWART CP C

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Ruby Stewart	~~NEW OWNER~~ Ruby Stewart	116-08-0-045.00
910 Clearview Drive	910 Clearview Dr	
Nashville, TN 37205	Nashville, TN 37205	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SUZANNE S. ILER, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RUBY STEWART, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 910 Clearview Drive, Nashville, TN 37205

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/or 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/or 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 on the 28th day of August, 2017.

Suzanne S. Iler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, SUZANNE S. ILER, the 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 at Franklin, Tennessee, this 28th day of August, 2017.

Notary Public

My Commission Expires

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

EXHIBIT A - LEGAL DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lots 67, 78, and 79 of the Clearview Subdivision, as of record in Plat Book 843, Page 8, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron rod in the Easterly right-of-way line of Clearview Drive, 50 feet in width, at a corner common with the property of Gray Clark Stahlman, et ux, as of record in Book 10243, Page 102, said Register's Office; Thence leaving the Easterly right-of-way line of Clearview Drive, with the Southerly property line of Gray Clark Stahlman, et ux, South 61 deg. 08 min. 36 sec East, 199.88 feet to an existing iron rod in the Westerly property line of Robert D. Millard, et ux, as of record in Book 8311, Page 683, said Register's Office, and at a corner common with the property of Stephen R. Brooks, et ux, as of record in 7873, Page 496, said Register's Office; Thence with the Northerly property line of Stephen R. Brooks, et ux, South 78 deg. 20 min. 42 sec. West, 252.34 feet to an existing iron rod in the right-of-way return of the Northerly right-of-way of Woodmont Circle, 60 feet in width, and the Easterly right-of-way of Clearview Drive; Thence with said right-of-way return, with a curve to the right, along an arc length of 23.62 feet, the central angle of which is 45 deg. 06 min. 20 sec., the radius of which is 30.00 feet, the chord of which is North 06 deg. 52 min. 50 sec. East, 23.01 feet to an iron rod set in the Easterly right-of-way line of Clearview Drive; Thence with the Easterly right-of-way line of Clearview Drive, North 29 deg. 13 min. 20 sec East, 142.58 feet to the point of beginning, containing 17,013 square feet or 0.391 acres, more or less, according to a survey by R. Scott Cherry, RLS No. 1512, dated March 4, 1999.

Being the same property conveyed by Quitclaim Deed from Robert S. Iler to Suzanne S. Iler, as recorded on the 29th day of April, 2015 in Instrument No. 20150429-0038468; Quitclaim Deed from Robert S. Iler to Suzanne S. Iler, as recorded on the 6th day of July, 2000 in Instrument No. 200007060067177 and Warranty Deed from Almeda Charlton Hood to Robert S. Iler and wife, Suzanne S. Iler, as recorded on the 16th day of March, 1999 in Deed Book 11385, Page 359, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLEARVIEW SUBDIVISION, as recorded in Plat Book 843, Page(s) 8, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Matters shown on survey by R. Scott Cherry, RLS #1512, dated March 4, 1999.

f. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

g. Property taxes for the current year.