Midtown Title, LLC
313 E. Main Street, Suite 2
Hendersonville, TN 37075

WARRANTY DEED

Bill Garrett Davidson County
Batch# 1669 DEEDWARR
09/18/2017 10:45:28 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20170918-0095089

CARRIE CALAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $320,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF SEPTEMBER 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/9/2021

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3921B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jessee W. Drew and Lynn Drew	First Liberty Financial Mortgage	041-06-0-039.00
1450 Finnland Drive	9520 Ormsby Station Rd, Ste 20	
Nashville, TN 37207	Louisville, KY 40223	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

G.O. DURAND AND WIFE, ANGELA MARIE DURAND

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JESSEE W. DREW AND LYNN DREW, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Davidson County, Tennessee, being a portion of Lot 9 on the Plan of Skyline Subdivision, Section Two, as of record in Book 3700, Page 46, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the North right of way margin of Finnland Drive, said point being N 89° 52' W 188.03 feet from the common corner of Lot Nos. 9 and 10 of said subdivision; thence with said margin N 89° 52' W 34.97 feet to an iron pin in concrete at the beginning of a curve having a radius of 325.00 feet; thence with said curve Southwesterly 177.91 feet to an iron pin at the common corner of Lot Nos. 8 and 9; thence leaving road, N 31° 14' W 55.15 feet to an iron pin in concrete; thence N 04° 26' E 448.00 feet to an iron pin in concrete; thence N 02° 00' E 266.00 feet to a concrete monument at the Northwest corner of Lot No. 9; thence S 87° 16' E 190.96 feet to a point in the North boundary of said Lot No. 9; thence with a new line severing said Lot No. 9 S 00° 08' W 703.5 feet to the point of beginning, containing 3.5 acres, more or less.

There is an extension of the existing 50 foot roadway and utility easement being of record in Book 4283, Page 609, Register's Office for Davidson County, Tennessee, the said North margin of said easement begins at a point in the East boundary of Lot No. 9 of a point 212 feet Southerly from the Northeast corner of said lot and extends N 87° 16' W 188.04 feet to a point being in the East line of the above described 3.50 acres also being 212 feet Southerly from the North Boundary line of Lot No. 9 in Section Two of Skyline Subdivision.

Being the same property conveyed to G.O. Durand and wife, Angela Marie Durand by Warranty Deed from Deborah K. Fox of record in Instrument No. 20140715-0062223, Register's Office for Davidson County, Tennessee, dated July 10, 2014 and recorded on July 15, 2014. Emory A. Fox died February 28, 2013, leaving Deborah K. Fox, the sole remaining tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1450 Finnland Drive, Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 14th day of September, 2017.

G.O. Durand by J. Attorney in Fact

G.O. Durand

By: J. Carlton Drumwright, Attorney-In-Fact

Angela Marie Durand by J. Attorney in Fact

Angela Marie Durand

By: J. Carlton Drumwright, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of G.O. Durand and Angela Marie Durand for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of G.O. Durand and Angela Marie Durand. Pursuant to Powers of Attorney of record in Instrument No. 20170914-0094148 and Instrument No. 20170914-0094147 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this 14th day of September, 2017.

Elizabeth J Barnes

Notary Public

My Commission Expires: 1-24-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 17-3921B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027