WARRANTY DEED

George Ziadeh
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$920,000.00~~ $965,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-17-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John McCollister	New Owner	117-12-O-083.00
(NAME)	(NAME)	Bill Garrett Davidson County Batch# 21120 DEEDWARR 11/02/2017 10:04:22 AM 3 pgs Fees: $18.00 Taxes: $3,570.50
1476 Clairmont Place		
(ADDRESS)	(ADDRESS)	20171102-0112435
Nashville, TN 37215		
(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 considerations, the receipt of which is hereby acknowledged, we, **Randall O. Ratliff**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **John McCollister and Haley McCollister, husband and wife** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 1 of Block "A" on the Plan of Galecrest No. 2 Part of Noel's Lands as of record in Book 843, Page 30, Register's Office for said County, described according to a copy of a survey thereof made by W.B. Southgate, Surveyor, June 29, 1937, as follows: SEE EXHIBIT A

Being the same property conveyed to Randall O. Ratliff, an unmarried man by Warranty Deed from Carole J. Delozier, married, dated 07/31/2017, of record in Instrument No. 20170802-0078801, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2018 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 843, Page 30, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 833, Page 127, in the Register's Office for Davidson County, Tennessee.
Grant of Appurtenant Easement of record in Instrument No. 200003140025954, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1476 Clairmont Place, Nashville, TN 37215
(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 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 this 30th day of October, 2017.

Randall O. Ratliff by Abby Lane Hinton as Attorney-in-Fact

Randall O. Ratliff by Abby Lane Hinton Attorney in Fact

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 Abby Lane Hinton with whom I am personally acquainted and who proved her/himself to be the Attorney in Fact for Randall O. Ratliff, and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of October, 2017.

Notary Public
My Commission Expires: 8/15/21

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-17-N76

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

EXHIBIT A

Beginning at the Southwest intersection of Clairmont Avenue and Woodmont Avenue, being the Northeast corner of Lot No. 1; thence Westwardly with the Southerly margin of Woodmont Avenue, 109 feet to the Northeast corner of the land conveyed to Charles L. Rathburn and wife, by deed from M. G. Horkins, Trustee, of record in Book 1031, page 94, in said Register's Office; thence with Rathburn's Easterly line, Southwestwardly 119 feet 6 inches to a point 5 feet East of the line between Lot Nos. 1 and 2, being Rathburn's Southeast corner; thence Southeastwardly 131 feet to a point on the Westerly margin of Clairmont Avenue; thence with the margin of the same, Northeastwardly 162 feet to the beginning.

Together with beneficial easement for fence contained in grant of appurtenant Easement of record in Instrument No. 20000314-0025954, said Register's Office.