Bill Garrett Davidson County
Batch# 106449 DEEDWARR
06/19/2018 11:55:11 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20180619-0058916

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Robert Hardy Dyar, Jr.
2108 Cliff Drive
Nashville, TN 37218

SEND TAX BILL TO:
Robert Hardy Dyer, Jr.
2304 Andrew Place
Nashville, TN 37216

MAP/PARCEL
07013011300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Anna Briley, unmarried, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Robert Hardy Dyar, Jr., unmarried and Robert H. Dyar, Sr., married, tenants in common with rights of survivorship, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, and described as follows:

Tract No. 1: Beginning at a point in the southeasterly margin of Cliff Drive, 75 feet southwest from the corner of the property that was conveyed to May Wall St. Charles, by deed from W. Frank Hagey of record in Book 1586, page 501, Register's Office for Davidson County, Tennessee; thence with Cliff Drive, southwesterly 75 feet to a point; thence southeasterly 275 feet to the low water mark of the Cumberland River; thence along the low water mark of said Cumberland River, northerly 75 feet, more or less, to a point; thence northwesterly parallel to the southerly line of May Wall St. Charles Lot, above mentioned and 75 feet, more or less, southwest of the same, 275 feet, more or less, to the point of beginning.

Being the same property conveyed to Anna Briley, unmarried by Special Warranty deed from HSBC Bank USA of record in Instrument No. 20090616-0055857 Register's Office for Davidson County, Tennessee, dated May 29, 2009 and recorded on June 16, 2009.

This is improved property known as: **2108 Cliff Drive, Nashville, Tennessee 37218**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that they are lawfully

seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind themselves, their 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.

Possession to be given 15th day of June, 2018.

WITNESS MY HAND on this the 15th day of June, 2018

Anna Briley

Anna Briley

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Anna Briley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of June, 2018.

NOTARY PUBLIC

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $175,000.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of June, 2018.

NOTARY PUBLIC

My Commission Expires: 10-07-19

File No: 180471