THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Bill Garrett Davidson County
Batch# 109109 DEEDWARR
06/26/2018 10:32:11 AM 2 pgs
Fees: $13.00 Taxes: $1,306.10

20180626-0061361

TRACEY PERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 353,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley H. Chick	New Owner	MAP
828 Clematis Drive		PARCEL 102-14-0-039-00
Nashville, TN 37205-1108		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Eleanor T. Dougherty**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wesley H. Chick**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 316 on the Plan of Brook Meade, Section IX of record in Book 2331, Pages 34 and 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Northeasterly margin of Clematis Drive at the corner of Lot Nos. 315 and 316 Northeasterly 170.2 feet to the corner of Lot Nos. 314, 315, and 316; thence with the line between Lot Nos. 314 and 316, Northwardly 225.1 feet; thence North 71 degrees 52' West 60 feet to the corner of Lot Nos. 316 and 317; thence with the line between said two lots Southwestwardly 339 feet to the Northeasterly margin of Clematis Drive; thence with said Drive, Southeastwardly 109 feet to the beginning.

Being the same property conveyed to Eleanor T. Dougherty, unmarried by Warranty Deed from Lillian Thomas, a widow of record in Book 4119, Page 381, Register's Office for Davidson County, Tennessee, dated June 23, 1967 and recorded on July 03, 1967.

Being the same property conveyed to Jane Bratten and Eleanor T. Daugherty, Trustees for the Bratten-Dougherty Trust by Quitclaim Deed from Eleanor T. Dougherty of record in Book 9200, Page 223, Register's Office for Davidson County, Tennessee, dated December 21, 1993 and recorded on December 28, 1993.

Being the same property conveyed to Eleanor T. Daugherty by Quit Claim Deed from Jane Bratten and Eleanor T. Daugherty, Trustees for the Bratten-Daugherty Trust of record in Book 9787, Page 698, Register's Office for Davidson County, Tennessee, dated September 07, 1995 and recorded on September 07, 1995.

Eleanor T. Dougherty is one in the same person as Eleanor T. Daugherty
Power of Attorney of record in Instrument No. 20180423-0037671, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **828 Clematis Drive, Nashville, TN 37205-1108.**

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 we do covenant with 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 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 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( ) this the 1st day of June, 2018.

Eleanor T. Dougherty by Kathy S. Emery Attorney in Fact

Eleanor T. Dougherty by Kathy S. Emery, 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, the within named **Kathy S. Emery** 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 on behalf of **Eleanor T. Dougherty**, as her Attorney in Fact, as the free act and deed of the within named **Eleanor T. Dougherty**.

Witness my hand and official seal this the 1st day of June, 2018.

My Commission expires March 3 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENNESSEE