WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 142468 DEEDWARR
09/18/2018 02:20:48 PM 2 pgs
Fees: $13.00 Taxes: $989.75

20180918-0092571

File No. RW0004458

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500.00.

Amy Dieterle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2018.

Leslie Garside
Notary Public

MY COMMISSION EXPIRES: 1/20/19
(AFFIX SEAL)

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colby Taylor Lewis	Same as New Owner	133-02-0-119.00
(NAME)	(NAME)	
240 Antioch Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37211		
(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, **Curt Cloninger and Tish Cloninger, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Colby Taylor Lewis, unmarried man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the Southerly part of lots Nos. 6 and 7 on the plan of the subdivision of the real estate of Hinchey Petway, deceased, as of record in minute Book "1", page 442, Chancery Court as Nashville, being Lot No. 7 on the unrecorded map of A.C. Roth's subdivision, described according to a survey made by Z. J. Wilkinson, Surveyor, May 3, 1940, as follows:

Beginning at a point 300 feet west of the Northwest corner of Antioch Pike and Wingate Avenue; Thence with the Northerly margin of said Pike, Westwardly 50 feet to the corner of Lots Nos. 7 and 8; Thence with the line between said two lots, Northwardly 165.7 feet; Thence Eastwardly 50 feet to the corner of Lots Nos. 7 and 6; Thence with the line between said two lots, Southwardly 166.6 feet to the northerly margin of Antioch Pike; said point of beginning.

Included in but expressly excluded from this conveyance is that portion of land described as follows:

A strip or parcel of land in the 30th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, Tennessee being a part of the Southerly part of Lot Nos. 6 and 7 on the plan of the Subdivision of the real estate of Hinchey Petway, deceased, as of record in the Minute Book 1, page 442, Chancery Court at Nashville, being part of Lot No. 7 on the unrecorded Map of A.C. Roth's Subdivision and described as follows:

Beginning at a point 300 feet West of the present Northwest corner of Antioch Pike and Wingate Avenue; thence with the present Northerly margin of said Pike; Westwardly 50 feet to the corner of Lot Nos. 7 and 8; thence North 2 deg. 43' East 2.58 feet with the line between said two Lots to a point on the new relocated Northerly margin of Antioch Pike; thence South 85 deg. 29' 51" East 50.02 feet along the new relocated Northerly margin of Antioch Pike, the same being parallel to and 30 feet North of the new relocated centerline of said Pike to a point on the Lot line between Lot Nos. 6 and 7; thence South 2 deg. 43' West 1.02 feet with the line between said two Lots to a point on the present Northerly margin of Antioch Pike, said point of beginning.

Being the same property conveyed to Curt Cloninger and Tish Cloninger, husband and wife by Warranty Deed from Robert W. Wynkoop and Linda M. Wynkoop, husband and wife of record in Instrument No. 20150609-0053978 Register's Office for Davidson County, Tennessee, dated 06/04/2015 and recorded on 06/09/2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 240 Antioch Pike, Nashville, TN 37211

(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 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 17th day of September, 2018.

Curt Cloninger

Tish Cloninger

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Curt Cloninger and Tish Cloninger, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 17th day of September, 2018.

M. Menke
Notary Public

My commission expires: 3-8-2022

MEGAN MENKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN RECORDED DOCUMENTS TO:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206