WARRANTY DEED

Karen Johnson Davidson County
Batch# 245070 **DEEDWARR**
06/18/2019 12:02:05 PM 2 pgs
Fees: $13.00 Taxes: $1,768.60

20190618-0058618

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $478,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)
03/06/23

Susan Hughes
State of Tennessee Notary Public
Williamson County
My Commission Expires March 6, 2023

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0321

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nicholas Brent McCloud and Jerry D. McCloud and wife, Barbara Lynn McCloud	Atlantic Union Bank	Map: 08410008800
(NAME) 2200 Selma Avenue	(NAME) 1800 Robert Fulton Drive; Ste 350	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Reston, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SEVENTY-EIGHT THOUSAND AND NO/100 DOLLARS ($478,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ERIKA ELLINGTON, UNMARRIED AND DAL ELLINGTON, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NICHOLAS BRENT MCCLOUD, MARRIED AND JERRY D. MCCLOUD AND WIFE, BARBARA LYNN MCCLOUD, TENANTS IN COMMON with RIGHT OF SURVIVORSHIP,

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:
Tract No. 1

Being Lot No. 105 on the Plan of Castlewood Estates, Section II, as of record in Book 2331, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 105 begins at a point on the northerly margin of Selma Avenue, at the dividing line of Lot Nos. 104 and 105; thence northerly along said dividing line 317 feet to a point; thence westerly 208.7 feet to a point; thence southerly 340 feet to a point; thence easterly 92.6 feet to a point; thence easterly around a curve with a radius of 40 feet, 60 feet to the point of beginning.

Tract No. 2
Being the remaining part of Lot No. 106 of Castlewood Estates, Section II, Book 2331, Page 91, R.O.D.C., Tennessee, lying on the East said of Briley Parkway, not used for right of way and described as follows:

Beginning at a point on the South margin of Selma Avenue; thence South 23 deg. 29' 19" West 122.53 feet along the Lot line between Lot Nos. 106 and 107, as shown on said Plan, to a point on the East margin of Briley Parkway; thence North 61 deg. 00' 40" West 101.44 feet along the East margin of Briley Parkway to a point; thence Northwesterly 70.79 feet along a curve that has a 1783.86 foot radius on the East margin of Briley Parkway to a point; thence leaving said margin of Briley Parkway, North 00 deg. 04' 30" West 92.18 feet along the West line of said Lot No. 106 to the Northwest corner of said Lot; thence South 77 deg. 21' 54" East 92.9 feet along the Lot line between Lot Nos. 105 and 106 as shown on said Plan to a point; thence Southeasterly 94.4 feet along a curve that has a 40-foot radius on the cul-de-sac and South margin of Selma Avenue to a point of a reverse curve; thence Southeasterly 25.1 feet along a curve that has a 25-foot radius connecting the cul-de-sac to the South margin of Selma Avenue to a point; thence South 65 deg. 07' 22" East 22.0 feet along the South margin of Selma Avenue to the point of beginning.

Tract No. 3

Being the remaining parts of Lot Nos. 68, 69, 70, 71, 72, 73, 74, and 75, of the Donelson Meadows, Section II, as of record in Book 2133, Page 100, lying on the East side of Briley Parkway, not used for right of way.

Beginning at the common corner of Maplecrest Subdivision, as of record in Book 1835, page 28, Castlewood Estates, Section II, as of record in Book 2331, Page 91 and Donelson Meadows, Section II, as of record in Book 2133, Page 100; thence South 00 deg. 04' 30" East 432.18 feet along the line between Donelson Meadows, Section II and Castlewood Estates, Section II, to a point on the East margin of Briley Parkway; thence Northwesterly 223.82 feet along a curve that has a 1783.86 foot radius on the East margin of Briley Parkway to a point; thence North 44 deg. 00' 00" West 143.18 feet along the East margin of Briley Parkway, to a point; thence North 15 deg. 52' 53" East 63.50 feet along the East margin of Briley Parkway to a point; thence North 52 deg. 54' 14" West 202.38 feet along the East margin of Briley Parkway to a point; thence Northwesterly 84.7 feet along a curve on the East margin of Briley Parkway to a point; thence South 82 deg. 22' 38" East 473.10 feet along the line between Donelson Meadows, Section II and Maplecrest Subdivision, to the point of beginning.

Being the same property conveyed to Erika Ellington, married, and husband, Dal Ellington, by deed from David Bate Parsons, Trustee under the Robert Eatherly 2007 Trust and David Bate Parsons, Trustee under the Frances B. Eatherly 2007 Trust, of record in Instrument No. 20120611-0050762, dated June 8, 2012, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 91, and Book 2133, Page 100, said Register's Office; (3) Restrictive Covenants of record in Book 2450, Page 469, and Book 2488, Page 295, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2200 Selma Avenue, Nashville, TN 37214
(House No.) (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 our hands this 14th day and 17th day of June, 2019.

Erika Ellington

Dal Ellington

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 Erika Ellington with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Witness my hand and official seal this, 17th day of June, 2019.

My Commission Expires: 1/3/23

Notary Public

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 Dal Ellington with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 14th day of June, 2019.

My Commission Expires: 1/3/23

Notary Public

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.