THIS INSTRUMENT WAS PREPARED BY

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

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 328,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 16-20

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 287372 DEEDWARR
09/18/2019 09:21:21 AM 2 pgs
Fees: $13.00 Taxes: $1,213.60

20190918-0094525

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Terry	SAME	MAP 102-14-0
112 Acklen Park Dr B-1		PARCEL -060.00
Nashville TN 37203		
(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, **Angela K. Drennan, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert J. Terry and Patrick W. Terry**

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. 111 on the Plan of Crest Meade, Section II, of record in Book 2331, Page(s) 151 and 152, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the East margin of Shiloh Drive at the corner of Lots Nos. 111 and 112; thence with the line between said Lots, Easterly 211.4 feet to a point; thence Northerly 135 feet to the South margin of Clematis Drive; thence with the margin of the same, Westerly 150.8 feet to the beginning of a curve; thence around said curve Southwesterly 37.4 feet to the East margin of Shiloh Drive; thence with the margin of the same, Southerly around a slight curve, 141.9 feet to the point of beginning.

Being the same property conveyed to W.P. Drennan and wife, Angela K. Drennan by Warranty deed from Jeanette Martin and Stephen L. Edwards Trusteein Bankruptcy for David Martin, Bankrupt of record in Book 4976, page 578, Register's Office for Davidson County, Tennessee, dated December 02, 1975 and recorded on December 04, 1975. The said W. P. Drennan has since died. Angela K. Drennan is also known as Mary Angela Drennan amd Mary Angela Kohl Drennan.

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 **841 Clematis Drive, Nashville, TN 37205.**

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 17th day of September, 2019.

Angela K. Drennan by Bernadena Marie Rutledge Attorney-in-Fact

Angela K. Drennan by Bernadena Marie Rutledge, 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 **Bernadena Marie Rutledge** 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 **Angela K. Drennan**, as her Attorney in Fact, as the free act and deed of the within named **Angela K. Drennan**.

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

My Commission expires 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE