Davidson County DEEDWARR
Recvd: 09/12/00 14:33 2pgs
Fees:11.00 Taxes:259.00

20000912-0090466

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2000.

Notary Public

MY COMMISSION EXPIRES: 5-26-02

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dane McCary	Owner ~~National Mortgage~~	94-2-104
(NAME)	(NAME)	
1812 Long Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, WE,

JAMES V. DYER AND JULIE DYER CONLEY, HEIRS AT LAW OF BESSIE H. DYER

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

DANE MCCARY, UNMARRIED

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 237 on the map of the Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Vernon E. Dyer and wife, Bessie H. Dyer, by deed from Lola F. Donnell (a widow) of record in Book 2344, Page 61, Register's Office for Davidson County, TN. Vernon E. Dyer died July 21, 1985. Bessie H. Dyer died September 2, 1999. Pursuant to Affidavit of Heirship dated May 30, 2000 of record as Instrument Number 200006010054620, Register's Office for Davidson County, Tennessee, James V. Dyer and Julie DyerConley are the heirs at law of Bessie H. Dyer. This instrument being executed on behalf of Julie Dyer Conley by James V. Dyer as her attorney in Fact of record being recorded simultaneously herewith. 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.

unimproved ☐

This is improved ☒ property, known as 1812 Long Avenue, Nashville, TN 37206
(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 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/our hand(s) this 31st day of August, 2000.

James V. Dyer

Julie Dyer Conley
BY 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 James V. Dyer ~~and Julia D. Conley~~, the bargainor(s), 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 at Nashville, Tennessee this 31st day of August, 2000

Commission expires: 5-26-02

Notary Public

State of Tennessee
County of Davidson

On this 31st day of August, 2000 beofre me, a Notary Public, personally appeared James V. Dyer, the person who executed the foregoing instrumenton behalf of Julia Dyer Conley, and acknowledged that he executed the same as the free act and deed of the said Julia Dyer Conley, thoough Power of Attorney granted him by the said Julia Dyer Conley.

Commission expires: 5/26/02

Notary Public