WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$125,900.00~~ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: September 20, 2004.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel G. May	Pine State Mortgage Corporation	073-09-0/080.00
(NAME) 6431 Tea Rose Terrace	(NAME) 3700 Crestwood Parkway, Suite 330	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Duluth, GA 30096	
(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,

Mary Joan Barnett Clary and Kimberle Mary Jane Kincaid, both unmarried

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

Daniel G. May and wife, Suzanne L. Smith-May

, 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. 85 on the Plan of Gibson heights as of record in Book 1835, page 133, Register's Office for said County.

Said Lot No. 85 fronts 80 feet on the southerly side of McGinnis Drive and extends back 184.06 feet on the westerly line and 174.28 feet on the easterly line to a dead line measuring 80.5 feet thereon.

Being the same property conveyed to Mary Joan Barnett Clary and Kimberle Mary Jane Kincaid by deed from Johnnie Mary Clary , William H. Clary, Sr., James E. Clary Jr., Lisa Clary Smith and Johnny Clary, dated October 25, 1995 and filed for record in Book 9862, page 714, Register's Office for Davidson County, Tennessee.

The 2002 County Taxes have been prorated and assumed by the Grantees.

Subject to any and all matters as shown on the Plan of record in Plat Book 1835, page 133, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2420 McGinnis Dr., Nashville, TN 37216
(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.

Davidson County DEEDWARR
Recvd: 09/13/02 14:10 2pgs
Fees:13.00 Taxes:462.50
20020913-0111791

Witness my/our hand(s) this 10th day of September, 2002.

Mary Joan Barnett Clary

Mary Joan Barnett Clary

Kimberle Mary Jane Kincaid

Kimberle Mary Jane Kincaid

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On 9/10/2002, before me personally appeared Mary Joan Barnett Clary and Kimberle Mary Jane Kincaid to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of September, 2002.

Commission expires: September 20, 2004

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

Judith C. Jacobs

Judith C. Jacobs Notary Public