WARRANTY DEED

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

STATE OF TENNESSE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,500.00

Georganne Ligon McCray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2004.

Delaina D. Davis
Notary Public

MY COMMISSION EXPIRES: 4-18-06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/04/04 10:23 2pgs
Fees:13.00 Taxes:645.65

20040804-0093344

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Georganne Ligon McCray		09818
(NAME)	(NAME)	
317 Ketch Cove	New Owner	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	,	
(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, John C. Mires, a single man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Georganne Ligon McCray, an unmarried woman, 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:

SEE ATTACHED EXHIBIT A

Subject to all matters as shown on plat of record in Book 6900, Page 684, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 8842, Page 546, and in Book 8845, Page 670, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 317 Ketch Cove, Hermitage, TN 37076
(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 9th day of July, 2004.

John C. Mires
John C. Mires
by Frances H. Mires
his Atty in Fact

STATE OF TENNESSE

COUNTY OF WILSON

On this 7-30-04, before me personally appeared John C. Mires by Fran Mires as his/her Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John C. Mires, and acknowledged that such person executed the same as the free act and deed of John C. Mires.

Witness my hand and official seal at Mt. Juliet, Tennessee this 30th day of July, 2004.

Commission expires: 4-18-06

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

Delaina D. Davis
Melinda M. Brooks Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 117 on the Plat of Lake Shore, Phase One, of record in Book 6900, Page 684, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete legal description.

Being the same property conveyed to John C. Mires, unmarried, by Deed from Monty Mires, unmarried, dated 10/16/02, of record in Instrument 20021021-0128887, Register's Office for Davidson County, Tennessee.