Box 13 #115065

WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 7 25 09

(AFFIX SEAL)

Heidi Jo Claybrook Notary Public My Comm. Exp 07/25/09 State of TENNESSEE Davidson County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard McCrary	New Owner	33-15-46
(NAME)	(NAME)	
611 Hamblen Avenue		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, Clarence E. Odle, unmarried and Melissa McMillan, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard McCrary and wife Anita McCrary, 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. 196 on the map of Primrose Acres Subdivision, Section II, as of record in Book 2900, Page 43, Register's Office for said county described as follows: Beginning at a point in the northerly margin of Campbell Road, corner of Lot No. 196 and Lot No. 197; thence easterly along the margin of said lot 145.75 feet to the beginning of a curve; thence along said curve 37.66 feet to a point in the westerly margin of Hamblen Drive; thence northerly along said margin of said drive 127.39 feet to the common corner of Lots no. 195 and 196; thence westerly along the line between Lots Nos. 196 and 197, 233.5 feet to the point of beginning.

Being the same property conveyed to Clarence E. Odle and Melissa McMillan, by deed of record in Instrument No. 20060504-0052196, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 611 Hamblen Avenue, Madison, TN 37115

(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: 06/06/06 14:44 2 pgs
Fees:13.00 Taxes:530.95
20060606-0066985

Witness our hands this 30th day of May, 2006.

Clarence E. Odle

Clarence E. Odle

Melissa McMillan

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence E. Odle and Melissa McMillan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2006.

Commission expires:

Notary Public

