WARRANTY DEED 10766

Davidson County DEEDWARR
Recvd: 08/23/07 12:41 2 pgs
Fees:13.00 Taxes:2738.00
20070823-0100904

STATE OF **TENNESSEE**
COUNTY OF Wilson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$740,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **15TH DAY OF AUGUST, 2007**

Notary Public

MY COMMISSION EXPIRES: 2/14/09

(AFFIX SEAL)

TINA DYER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michele M. Rollins	Michele M. Rollins	**137-0-067.00**
(NAME)	(NAME)	
3519 Couchville Pike	3519 Couchville Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076	Nashville, 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, **Kerry McLean and wife, Kimberly McLean**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michele M. Rollins**, 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 tract of land lying in the 4th, formerly 6th, Civil District of **Davidson** County, Tennessee, being Lot No. **2** on the Map showing **S.A. Buchanan's Subdivision of the Castleman Tract**, not of record, described according to a survey made by Eric Drake, County Surveyor, November 12, 1932, as follows:

BEGINNING in the center of Couchville Pike on Franklin College Road at the corner of Lots Nos. 1 and 2, being 555 east of the intersection of Lot No. 1 and the road bordering the J. Y. Purgh Tract; thence with the line between said two lots, south 0' 38' East 996 feet to the northerly margin of a private road; thence with said road, South 88' 48' East 762 feet to the corner of Lots Nos. 2 and 3; thence with the line between Lots Nos. 2 and 3, North 0' 38' West 1005 feet to the center of the Couchville Pike; thence with the same, North 89 1/2' West 762 feet to the beginning, containing 17.5 acres, more or less.

Being the same property conveyed to **KERRY MCLEAN and wife, KIMBERLY MCLEAN** by quitclaim deed from **KERRY MCLEAN**, dated November 12, 2005, and of record at Instrument Number 20051117-0139110 and for further reference see Warranty Deed Instrument Number 20020904-0107019, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **3519 Couchville Pike, Nashville, 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/our hand(s)** this **15th day of August, 2007**.

Kerry McLean

Kimberly McLean

State of Tennessee County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Kerry McLean and Kimberly McLean 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 Smyrna, Tennessee, this 15th day of August, 2007.

Commission expires:11/24/07

Notary Public

