WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/07 14:51 2 pgs
Fees:13.00 Taxes:758.50
20071101-0129089

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Carlton McGrew
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2007.

Notary Public

MY COMMISSION EXPIRES 2-23-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlton McGrew	Carlton McGrew	04700007800
(NAME)	(NAME)	
5780 Old Hickory Blvd.	5792 Old Hickory Boulevard	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218	Nashville, TN 37218-3508	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20072279

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Christopher M. McGrew and Wife, LeeAnn K. McGrew**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Carlton McGrew, a married man**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Being a tract of land in the 1st Councilmanic District of Davidson County, Tennessee, more accurately described as tract 3 according to survey by Tommy E. Walker, RLS TN Lic. 1465 dated 1/17/03 and more fully described as follows:

Beginning at a set iron pin in the easterly margin of Old Hickory Blvd, said pin being a common corner of George C. McGrew in (DB 7023, page 552, RODCT), and the most northwest corner to herein described tract; thence with said margin and a curve to he left (I=09° 11' 58", R=507.50 and CB=N 38° 42' 44" E, 81.40'), L=81.48' to a set iron pin, thence now leaving said margin with a new line S 45° 00' 00" E, 195.76' passing an iron pin at 45.76' to a set iron pin; thence with a new line S 04° 22' 56" W, 1004.89' to a set iron pin; thence with a new line N 88° 36' 11" W, 210.00' to a existing iron pin a common corner to said McGrew; thence with said McGrew for the next two calls: N 04° 54' 36" E, 740.50' to a set iron pin; thence N 05° 48' 55" E, 335.68' to the pint of beginning containing 5.057 acres.

BEING all of the same property conveyed to Christopher M. McGrew, a married man by Warranty Deed from Diane Vondohlen McGrew and husband, George C. McGrew dated December 18, 2003 of record in Instrument No. 20031222-0181805, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5792 Old Hickory Boulevard, Nashville, TN 37218-3508

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

CM

Witness my hand this 30th day of October, 2007.

Christopher M. McGrew

LeeAnn K. McGrew

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Christopher M. McGrew and LeeAnn K. McGrew, the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal this 30th day of October, 2007.

Commission expires: 2-23-08

MARY ANNE HARDAWAY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

Notary Public