WARRANTY DEED

Notary Seal present but could not be reproduced

Davidson County DEEDWARR
Recvd: 06/03/08 15:32 1 pg
Fees:13.00 Taxes:428.28

20080603-0056734

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-21-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward A. Sloan Jr.	**Magna Bank**	**135-16-B-49CO**
(NAME)	(NAME)	
500 Flintlock Court	**P.O. Box 17257**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Memphis, TN 38187-0257**	
(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, **Jacquelin McCoy, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edward A. Sloan Jr.**, 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 Unit No. 49 on the Plan of Woodridge at Nashboro Village, Nashboro Village – Tract 11 of record in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Woodridge at Nashboro Village, a horizontal property regime established by declarations, covenants, conditions and restrictions of record in Instrument No. 20021104-0134724 amended in Instrument No. 20030610-0080281, said Register's Office.

Being the same property conveyed to Jacquelin McCoy, married by deed dated December 23, 2004 from Beazer Homes Corporation d/b/a Phillips Builders of record in Instrument No. 20041230-0154693, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **500 Flintlock Court, Nashville, TN 37217**

(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 29th day of May, 2008.

Jacquelin McCoy

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacquelin McCoy, married, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29TH DAY OF MAY, 2008.

Commission expires: 3-21-09

Notary Public