WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/09/08 09:33 3 pgs
Fees:18.00 Taxes:320.05

20080709-0070407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$86,500.00**

Tina Etta Dortch
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **8TH DAY OF JULY, 2008.**

NOTARY PUBLIC

MY COMMISION EXPIRES
(AFFIX SEAL)

RON GARRISON STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Tina Dortch	**RENASANT BANK**	**081-150-237.00**
1516 17th Avenue North	**2200 Abbott Martin Road, Ste 103**	
Nashville, TN 37208	**Nashville, TN 37215**	

FOR AND IN 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,

The Seventeenth Avenue Family Trust,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Tina Dortch, unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2008 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters on the Plan of Record in Plat Book 21, page 41, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

(**X**) Improved
This ( ) Unimproved property is known as: **1516 17th Avenue North**
Nashville, TN 37208

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 not 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 ever 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 8th day of July, 2008.

The Seventeenth Avenue Family Trust, by MC McMurray, Trustee
The Seventeenth Avenue Family Trust, by MC McMurray, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **MC McMurray**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged **himself/herself** to be **the Trustee of The Seventeenth Avenue Family Trust,** the within name bargainor, a TRUST, and that **he/she**, as such **trustee,** executed the foregoing instrument for the purpose therein contained, by signing the name of the **TRUST** by **himself/herself** as **Trustee.**

Witness my hand and official seal at 1994 GALLATIN RD. N. #202
MADISON TN 37115

This 8th day of July, 2008.

Notary Public

My Commission Expires: _____

RON GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES MARCH 03, 2012
ROBERTSON COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being the southerly 1/2 of Lot No. 379 on the Map of D.T. McGavock & other's addition to Nashville, of record in Book 21, page 41, Register's Office for said County. Said part of Lot fronts 50 feet on the easterly side of 17th Avenue North and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to M.C. McCurray, new and successor trustee of The Seventeenth Avenue Family Trust, by Quitclaim Deed from S.S. Fouche, trustee of The Seventeenth Avenue Family Trust, filed for record 03/26/2008 in Instrument No. 20080326-0030209, Register's Office for Davidson County, Tennessee.