File No. 290600334

WARRANTY DEED

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00

R. Culotta
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 11/22/10
(AFFIX SEAL)

State of Tennessee Notary Public County of Sumner

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Richard P. Davis	NEW OWNER	07208004600
(NAME)	(NAME)	
1436 McGavock Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Daniel G. May and wife, Suzanne L. Smith-May,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Richard P. Davis, unmarried,** hereinafter called the grantee(s), 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 the North part of Lot No. 3, on the Map of the J.O. Hooper Property, as of record in Book 843, Page 106, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the centerline of Williams Ferry Road, at the corner of Lot Nos. 3 and 4, thence with the line between said lots, South 34 1/2° East 329 feet, more or less to the Northerly boundary line of Genevia Heights, Section II as of record in Book 2854, Page 106; thence with the Northerly boundary line of said subdivision, South 58° 27 minutes West, 121 feet, more or less to a point in the dividing line between Lots 2 and 3 of said Hooper Subdivision; thence with the line between said lots, North 34 1/2° West 340 feet, more or less to a point in the centerline of Williams Ferry Road; thence with the center of same, North 55 1/2° East, 121 feet to the point of beginning.

BEING part of the same property conveyed to Daniel G. May and wife, Suzanne L. Smith-May by Quitclaim Deed dated February 20, 2009, filed February 18, 2009, from DS Rentals, Inc., a Tennessee corporation, of record in Instrument No. 20090218-0013679, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to DS Rentals, Inc. by Quitclaim Deed dated August 30, 2006, filed September 9, 2006, from Suzanne L. Smith-May and Daniel G. May, of record by Instrument No. 20060906-0110285, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Suzanne L. Smith-May, a married woman, by Warranty Deed dated December 12, 2002, filed December 18, 2002, from Sherry W. Gregory and husband, David E. Gregory, Jr., of record by Instrument No. 20021218-0156076, Register's Office for Davidson County, Tennessee.

County of Davidson Taxes for the year 2009 and subsequent years, a lien, not yet due and payable.

Subject to all matters as set forth on the plat of record in Plat Book 843, Page 106, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

BILL GARRETT, Davidson County
Trans: T20090042952 DEEDWARR
Recvd: 06/26/09 13:48 2 pgs
Fees: 13.00 Taxes: 876.90
20090626-0059695

unimproved ☐

This is improved ☒ property, known as 1436 McGavock Pike, Nashville, TN 37216

(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(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 24th day of June, 2009.

Daniel G. May

Suzanne L. Smith-May

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Daniel G. May and Suzanne L. Smith-May, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 24th day of June, 2009.

Commission expires: 10/10/09

Notary Public

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE DONALD R. BARRETT, JR.

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RETURN TO: