WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090077665 DEEDWARR
Recvd: 11/16/09 10:02 2 pgs
Fees:13.00 Taxes:506.90
20091116-0105074

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,000.00

Ryan D McClintock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF November, 2009.

Darlene Edwards
Notary Public

MY COMMISSION EXPIRES: 11-24-2011
(AFFIX SEAL)

DARLENE EDWARDS ROBERTSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan D. McClintock	SAME	95-12-0-17.00
(NAME)	(NAME)	
2528 Hibbitts Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081593

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, **we/I, Judith A. Kibler and Candace A. Whitley , Joint Tenants with Right of Survivorship** , hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ryan D. McClintock, unmarried** 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. :

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23 ON THE PLAN OF WOODBERRY PARK OF RECORD IN PLAT BOOK 2133, PAGE 117, 118 AND 119, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JUDITH A. KIBLER AND CANDACE A. WHITLEY, BOTH UNMARRIED WOMEN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED FROM JUDITH A. KIBLER, OF RECORD AS INSTRUMENT NO. 20030411-0048348, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 3, 2003.

BEING THE SAME PROPERTY PREVIOUSLY CONVEYED TO JUDITH A. KIBLER BY WARRANTY DEED FROM LARRY R. SWINDLE AND WIFE, BRENDA L. SWINDLE, RECORDED IN BOOK 9217, PAGE 178, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2528 HIBBITTS ROAD, NASHVILLE, TN, 37214.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2528 Hibbitts Road, Nashville, TN 37214

(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 we do covenant with the said GRANTEE 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, 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.

Witness our hands this 11th day of November, 2009.

Judith A. Kibler

Candace A. Whitley

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Judith A. Kibler and Candance A. Whitley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Judith A. Kibler and Candance A. Whitley executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of November, 2009.

Commission expires: 11-29-2011

Darlene Edwards
Notary Public

