WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100038473 DEEDWARR
Recvd: 06/24/10 10:30 2 pgs
Fees:13.00 Taxes:682.65
20100624-0049306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2010.

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 5/18/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Spicer Title, LLC, 1990 Old Fort Parkway, Suite G, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cortney K. Bailey and Ryan T. Bailey	SunTrust Mortgage, Inc.	105-13-380
(NAME)	(NAME)	
2310 10th Avenue	401 Commerce Street, Suite 6100	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204	Nashville, TN 37219	
(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, I, **Stephen Eugene McClaurine**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cortney K. Bailey and Ryan T. Bailey, wife and husband**, 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 part of a lot marked "Jacob Schmidt 9 Acres", on the Plan of W.L.B. Lawrence Plan, as of record in Book 21, page 148, Register's Office, and described as follows:

BEGINNING at a stake in the east margin of 10th Avenue South, which is 100 feet north of the northeast corner of 10th Avenue South and Caruthers Avenue; thence running at right angles and parallel with Caruthers Avenue, easterly 140 feet to a dead line; thence northerly along said dead line, and parallel to 10th Avenue South, 50 feet to a point; thence westerly and parallel with Caruthers Avenue, 140 feet to the east margin of 10th Avenue South; thence southerly along said east margin of 10th Avenue South, 50 feet to the beginning.

Being the same property conveyed to Usea McClaurine and wife, Candis L. McClaurine, by Deed from Annie Shaw Bennett et vir, Richard H. Bennett, dated July 9, 1094, of record in Book 3789, page 181, Register's Office for Davidson County, Tennessee. The said Usea McClaurine having since died and subject property being vested in Candis L. McClaurine as surviving tenant by the entirety. The said Candis L. McClaurine died March 29, 2009 vesting property in Stephen Eugene McClaurine, by Affidavit of Heirship, of record in Instrument No. 20100624-0049305, said Register's Office.

This conveyance is subject to the following: Taxes for the year 2010, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5526, page 707; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2310 10th Ave., Nashville, TN 37204
(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 22nd day of June, 2010.

Stephen Eugene McClaurine
Stephen Eugene McClaurine

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Stephen Eugene McClaurine, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 22nd day of June, 2010.

Notary Public

My Commission Expires: 10/22/12

