Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(2)

ASHLEY S. HEATH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $45,000.00 Affiant Subscribed and sworn to before me, this 22nd day of February, 2011. Notary Public My commission expires: March 18, 2014

BILL GARRETT, Davidson County
Trans:T20110012497 DEEDWARR
Recvd: 03/02/11 09:59 2 pgs
Fees:13.00 Taxes:166.50
20110302-0016654

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James W. Mayesky **Mary M. Holroyd**	**Tennessee Bank & Trust, a Division of Farmers Bank & Trust**	**Map 071, Group 15-0, Parcel 234.00**
1402 Lischey Avenue	**330 Mayfield Drive, Suite C-6**	
Nashville, TN 37206	**Franklin, TN 37067**	

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 ACKNOWLEDGE, WE,

Jim McKenzie, a single man

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

James W. Mayesky, a single man, and Mary M. Holroyd

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 Lot Nos. 45 and 46 on the Plan of The Highland Land Company's Subdivision, of record in Book 421, page 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Barbara Butler, by Warranty Deed, from Mark Charles Velligan and/or Mary Margaret Velligan, Trustees of the Velligan Family Trust, of record in Instrument No. 20071106-0131054, Dated October 31, 2007. Barbara Butler conveyed her interest in said property by Warranty Deed, to Jim McKenzie of record in Instrument No. 20101209-0098111., Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 421, page 14, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1402 Lischey Avenue, Nashville, TN 37206.

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 that we are lawfully seized and possessed of said land in fee simple, have

a good right to convey it and the same in 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/our hand(s) this 22nd day of February, 2011.

Jim McKenzie by: J. Carlton Drumwright, Attorney in Fact
Jim McKenzie
By: J. Carlton Drumwright, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **J. Carlton Drumwright** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Jim McKenzie for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Jim McKenzie and is authorized by Jim McKenzie to execute this instrument on his/her behalf.

Witness my hand, at office, this 22nd day of February, 2011.

Ashley S. Heath
Notary Public

My Commission Expires: March 18, 2014

ASHLEY S. HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **100961HZ**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027