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



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$240,000.00

Affiant

Subscribed and sworn to before me, this 17th day of August, 2011.

Notary Public

My commission expires: 5-26-2013

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

BILL GARRETT, Davidson County
Trans:T20110050825 DEEDWARR
Recvd: 08/18/11 09:34 2 pgs
Fees:13.00 Taxes:888.00
20110818-0063830

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hybrid Builders, LLC	**Hybrid Builders, LLC**	**Map 131, Group 08-0, Parcel 094.00**
3703 Meadowbrook Avenue	**3703 Meadowbrook Avenue**	
Nashville, TN 37205	**Nashville, TN 37205**	

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,

Jeffrey Francis McCanless and Philip Loren McCanless, Jr., sole beneficiaries' of the Estate of Martha Elizabeth Francis McCanless, Probate No. 05P-1260, Davidson County, Tennessee

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

Hybrid Builders, LLC

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 No. 42 on the Map of Glendale Park, Section I, of record in Book 1130, page 45, 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 Philip L. McCanless, by Warranty Deed, of record in Book 2334, page 361, dated November 26, 1954, Register's Office for Davidson County, Tennessee. Philip L. McCanless, by Quitclaim Deed conveyed said property to J. J. Foley, Jr, Trustee, and by same Quitclaim Deed, for the express purpose of making a re-conveyance to create a tenancy by the entirety, J. J. Foley, Jr., Trustee, re-conveyed said property to Philip L. McCanless and wife, Elizabeth Francis McCanless, of record in Book 4369, page 113, Dated September 29, 1969, Register's Office for Davidson County, Tennessee. Philip L. McCanless predeceased his wife Elizabeth Francis McCanless. Elizabeth Francis McCanless has since died, and her estate was probated in Davidson County, Tennessee, Probate No. 05P-1260. Jeffrey Francis McCanless and Philip Loren McCanless, Jr. are the sole beneficiaries' of the Estate of Martha Elizabeth Francis McCanless.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1130, page 45, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 1129, page 558 and modified by Book 1280, page 618 and Book 1809, page 533, 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 (X)** unimproved (____) property known as **1014 Glendale Lane, Nashville, TN 37204.**

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 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/our hand(s) this 17th day of August, 2011.

Jeffrey Francis McCanless

Philip Loren McCanless, Jr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Jeffrey Francis McCanless the within named grantors, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of August, 2011.

Notary Public

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 5-26-2013

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Philip Loren McCanless, Jr , the within named grantor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of August, 2011.

Notary Public

My Commission Expires: 5-26-2013

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **110493KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027