WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120002215 DEEDWARR
Recvd: 01/10/12 10:41 2 pgs
Fees:13.00 Taxes:111.00
20120110-0002547

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

x Joshua McClung
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2011.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
Greater Nashville Title and
Closing Company
200 Madison Street
Madison, TN 37115

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua Mark McClung	Joshua Mark McClung	05315000600
(NAME)	(NAME)	
119 Riner Court	119 Riner Court	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, Windle A. Webster, Sr. , Personal Representative of the Estate of Nola Maude Webster, deceased, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua Mark McClung, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee described as follows to wit:

Being Lot #14 and part of Lot #13 of the Green Heights Subdivision, which is of record in Book 1835, Page 112 of the Register's Office of Davidson County, Tennessee. Said part of Lot #13 being a strip on the Westerly side of said lot which begins at the Southeasterly corner of Lot #14, and running in a Southeasterly direction with the Southerly margin of Lot #13 to a point 30 ft. from said corner of Lot #14; thence on a straight line to the Northeasterly corner of lot #14. Said parcel of land included in this conveyance begins at a monument at the Southwesterly corner of Lot #14; thence in a Southeasterly direction on a straight line along the rear of Lot #14 and continuing for a distance of 116.3 ft. from said monument; thence on a straight line to a point in the Southerly margin of Ray Avenue to an iron pin being the Northeast corner of Lot #14; thence in a Northwesterly direction with the said margin of Ray Avenue 54.87 ft. to a monument and continuing with the margin of Ray Avenue, at a slight angle to the left to another monument in said margin; thence bearing to the left with the margin of said street 26.4 ft. to a monument at the Northwest corner of said lot; thence on a straight line 293.8 ft. to the point of beginning.

Being the same property conveyed to Wilburn D. Webster and wife, Maude Webster by Warranty Deed from A .G. Green and wife, Virginia Green of record in Book 2041, Page 550, Register's Office for Davidson County, Tennessee. The said Maude Webster a/k/a Nola Maude Webster died on May 13, 2010 and was preceded in death by her husband, Wilburn D. Webster. The Last Will and Testament of Nola Maude Webster is probated in the Probate Court for Wilson County, see Case No. 10P 312. Said Last Will and Testament specially provides that any real property not other specifically devised, which would include the above described property is to be administered as a part of her Estate subject to the control of the Personal Representative, Windle A. Webster, Sr.

THIS CONVEYANCE IS MADE SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF GREEN HEIGHTS SUBDIVISION OF RECORD IN BOOK 1835, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO UTILITY EASEMENT SET FORTH IN DEED OF RECORD IN BOOK 2041, PAGE 550, SAID REGISTER'S OFFICE

unimproved ☐

This is improved ☑ property, known as 118 Ray Avenue, Old Hickory, TN 37138
(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 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 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 1st day of December, 2011.

Windle A. Webster, Sr.
Personal Representative of the Estate
of Nola Maude Webster, deceased

STATE OF TENNESSEE

COUNTY OF Davidson

On this 1st day of December, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Windle A. Webster, Sr. Personal Representative of the Estate of Nola Maude Webster, deceased**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:
Deanie L. Gregory, Attorney
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115