WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120018781 DEEDWARR
Recvd: 03/14/12 16:06 2 pgs
Fees:13.00 Taxes:1147.00

20120314-0022104

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$310,000.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of March, 2012.

Notary Public

My commission expires:
(AFFIX SEAL)

JEFFREY M. GRISHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jonathan McCain	New Owner	**Map105-14-0 Parcel 022.00**
2211 Elliott Ave.		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Karen Katrice Outley, an individual, and Quinton Vanhall Outley-Trowers, as joint tenants and not as tenants in common

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

Jonathan McCain

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 Lot No. 72 on the Waverly Land Company's Plan of Lots, called "Waverly Place", as of record in Book 57, Page 95, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of Elliott, formerly Forest Avenue, at the southeast corner of the property conveyed to Hannah Tune by deed from Lowry Smith and wife, of record in Book 766, Page 336, said Register's Office; thence with the westerly margin of Elliott Avenue southwardly 20.9 feet to the beginning of a curve; thence around said curve in a southwesterly direction 87.2 feet, more or less, to the northerly margin of Glen Avenue; thence with the northerly margin of Glen Avenue, westwardly 83.5 feet to a point 60 feet southeast from the corner of Lots Nos. 72 and 73; thence northwardly 70 feet to the southwest corner of the Tune Property; thence with Tune's southerly line eastwardly 140 feet, more or less, to the beginning.

BEING the same property conveyed to Dobie Gray and Don Mantarro, as tenants in common, by Deed from James M. Womack, unmarried, of record in Book 5410, Page 352, Register's Office for DAVIDSON County, Tennessee and further conveyed to Dobie Gray by Quitclaim Deed from Don Mantarro, Jr. of record in Book 7816, Page 401, said Register's Office. The said Dobie Gray died on December 6, 2011. The said property was devised to Karen Outley and Quinton Outley by the Last Will and Testament of Dobie Gray of record in Probate No. 11P-1839, Probate Court for said county. The said property was further conveyed to Karen Katrice Outley, an individual, and Quinton Vanhall Outley-Trowers, an individual, as joint tenants and not as tenants in common by Fiduciary Deed from Wanda Y. Daniel, as Executrix of the Estate of Dobie Gray of record in Instrument No. 20120222-0015226, said Register's Office.

This is improved (__X__) Unimproved (____) property, known as **2211 Elliott Ave., 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 8th day of **March, 2012.**

Karen Katrice Outley by Wanda Daniel, attorney-in-fact
Karen Katrice Outley by Wanda Daniel, Attorney-in-Fact

Quinton Vanhall Outley-Trowers by Wanda Daniel, Attorney-in-Fact
Quinton Vanhall Outley-Trowers by Wanda Daniel, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Wanda Daniel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Karen Katrice Outley**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Karen Katrice Outley**, for the purpose therein contained, by signing the name of **Karen Katrice Outley**, by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of March, 2012.

Diana M. Aubin
Notary Public

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission expires: November 15, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Wanda Daniel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Quinton Vanhall Outley-Trowers**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Quinton Vanhall Outley-Trowers**, for the purpose therein contained, by signing the name of **Quinton Vanhall Outley-Trowers**, by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of March, 2012.

Diana M. Aubin
Notary Public

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission expires: November 15, 2015