FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$299,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **April 30, 2012.** Notary Public MY COMMISSION EXPIRES: 7/14/2013 (AFFIX SEAL)

HUGH B. SHOULDERS JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**12-0111**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doc McGhee and Wendy McGhee	**SAME AS NEW OWNER**	**17107002200**
(NAME) **5716 Cloverland Place**	(NAME)	
(ADDRESS) **Brentwood,TN 37027**	(ADDRESS)	
(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, WE, **Claude W. Filson, unmarried, and The Estate of Carolyn G. Filson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Doc McGhee and Wendy McGhee, husband and wife,** 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, being Lot No. 19 on the Plan of Section 2 Cloverland Acres, as of record in Plat Book 4460, page 114, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Claude W. Filson and Carolyn G. Filson, as tenants in common, and not as tenants by the entireties, by Warranty Deed filed for record on 6/1/1988 at Book 7558, page 90, said Register's Office. The said Carolyn G. Filson having since died on 6/12/2011, vesting her portion of the property to Claude W. Filson, as Executor for the Estate of Carolyn G. Filson, by her Last Will and Testament file on 11/30/2011, of record in Docket Number 11P-1657, in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, Probate Division.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **5716 Cloverland Place, Brentwood, TN 37027**
(House Number) (Street) (City, State) (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.

BILL GARRETT, Davidson County
Trans:T20120037420 DEEDWARR
Recvd: 05/22/12 08:41 2 pgs
Fees:13.00 Taxes:1106.30
20120522-0044142

IN WITNESS WHEREOF, this instrument has been executed on this the **30th** day of **April, 2012**.

Claude W. Filson

Estate of Carolyn G. Filson

By: Claude W. Filson, Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Claude W. Filson, who I am personally acquainted, or proved on the basis of satisfactory evidence, and who executed this instrument for the purpose(s) therein contained and is his/her/their free act and deed.

Witness my hand and official seal this .

NOTARY

HUGH B. SHOULDERS JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

My Commission Expires 7/14/2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Claude W. Filson, whom I am personally acquainted and who upon his oath acknowledged himself to be the Executor for the Estate of Carolyn G. Filson, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Estate of Carolyn G. Filson.

WITNESS my hand and official seal at Nashville, Tennessee, this 4/30/2012.

NOTARY

MY COMMISSION EXPIRES: 7/14/2013

HUGH B. SHOULDERS JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON