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Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 103
Smyrna, TN 37167

BILL GARRETT, Davidson County
Trans:T20120049215 DEEDWARR
Recvd: 07/03/12 14:54 2 pgs
Fees:13.00 Taxes:617.53
20120703-0058683

04-1205-54322

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $166,900.00

Affiant

Subscribed and sworn to before me, this 29th day of June, 2012.

Notary Public
My commission expires: 4/3/15

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeremy F. McCoy 1620 Russell Street Nashville TN 37206	Wells Fargo Bank, N.A. 2701 Wells Fargo Way Minneapolis, MN 55467	083-14-0-109.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gary S. Douglas, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeremy F. McCoy and Darci L. McCoy, husband and wife, hereinafter called the Grantees, their successors 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. 55, on the Plan of Plan of the Lindsley Subdivision of The Chadwell Tract, of record in Plat Book 2, Page 24, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ohlen R. Douglas and wife, Mary M. Douglas by Installment Deed from Belva Stephens, a widow, dated March 11, 1960 and recorded March 16, 1960, of record in Book 3032, Page 317, Register's Office for Davidson County, Tennessee. Mary M. Douglas having since died.

Further being the same property conveyed to Gary S. Douglas by Quitclaim Deed from Ohlen R. Douglas, dated December 1, 2006 and recorded December 1, 2006, of record in Instrument No. 20061201-0148714, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

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 property is improved property known as 1620 Russell Street, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of June, 2012.

Gary S. Douglas

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gary S. Douglas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 29th day of June, 2012.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires: 11/22/14

