WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120065863 DEEDWARR
Recvd: 09/04/12 09:47 2 pgs
Fees:13.00 Taxes:112.85
20120904-0079338

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bobby Joe Smith	Same as New Owner	07103008600
(NAME)	(NAME)	
1390 Bain Drive		
(ADDRESS)	(ADDRESS)	
Madison , TN 37115		
(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, William Dale McMurtry, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby Joe Smith, Unmarried, 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 Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 of the Clyde L. Morris Subdivision situated in the 12th Civil District of Davidson County, Tennessee, as shown by a plat of record in Plat Book 1835, Page 116, Register's Office for Davidson County, Tennessee.

Being the same property conveyed on July 3, 2001 to William Dale McMurtry, single, from Willliam McMurtry, single, and son, William Dale McMurtry, single, of record in Instrument No. 20010713-0074770, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF CLYDE L. MORRIS SUBDIVISION OF RECORD IN PLAT BOOK 1835, PAGE 116, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY EASEMENTS, RESTRICTIONS, ETC., THAT MAY BE OF PUBLIC RECORD.

The above described property is not the principal residence of the above named Grantor

unimproved ☐

This is improved ☑ property, known as 113 Donald St., Nashville, TN 37207
(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 31st day of August, 2012.

William Dale McMurtry

STATE OF TENNESSEE

COUNTY OF Davidson

On this 31st day of August, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William Dale McMurtry**, 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:
1-9-16

Sandy Balent
Notary Public

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

