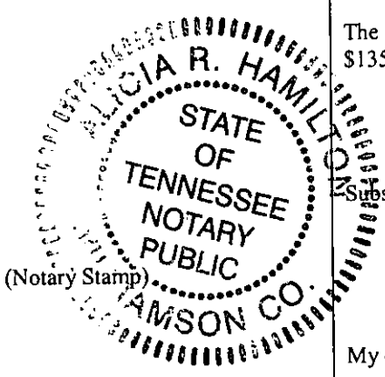
Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $135,000.00 Affiant Subscribed and sworn to before me, this 25th day of September, 2012. Notary Public My commission expires: 9-23-13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kriston McGary	**New Owner**	**Map\Parcel: 147-02-0-167.00**
520 Harding Place		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

George Williams and Susan Kerbo, devisees under the Will of C. D. Williams, aka Calvin D. Williams, Jr., and Beverly Winters and Janice E. Totty, now Walker, the heirs at law of Elizabeth Erranton Love Williams

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

Kriston McGary and Eryn McGary, 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, Tennessee, being Lot No. 79 of the Battery Crest Subdivision, Section Two, as shown by a map of record in Plat Book 2900, Page 132, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to C. D. Williams aka Calvin D. Williams, Jr., by General Warranty Deed dated February 17, 2006, from Zeke Swindle, unmarried, of record in Instrument No. 20060228-0022876, Register's Office for Davidson County, Tennessee. C. D. Williams, aka Calvin D. Williams, Jr., having since died on March 30, 2011, survived by his spouse, Elizabeth Erranton Love Williams. Probate for the Estate of C. D. Williams, aka Calvin D. Williams, Jr., was opened in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 11P-1554, and established George Williams, Susan Kerbo and Elizabeth Erranton Love Williams as the heirs of C. D. Williams, aka Calvin D. Williams, Jr. Elizabeth Erranton Love Williams died intestate on December 1, 2011. Probate for the Estate of Elizabeth Erranton Love Williams was opened in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 12P-341, and established Beverly Williams and Janice E. Totty, now Walker as the heirs at law of Elizabeth Erranton Love Williams.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 2900, Page 132, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3164, Page 215, Register's Office for DAVIDSON County, Tennessee.

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property. 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 is improved property known as 520 Harding Place, Nashville, TN 37211.

BILL GARRETT, Davidson County
Trans:T20120073560 DEEDWARR
Recvd: 09/28/12 14:08 2 pgs
Fees:13.00 Taxes:499.50
20120928-0088695

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 25th day of September, 2012.

X George Williams
George Williams

X Susan W. Kerbo
Susan Kerbo

X Beverly Winters
Beverly Winters

Janice E. Totty Walker
Janice E. Totty Walker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, George Williams, the within named grantor, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2012.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2-19-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Susan Kerbo, the within named grantor, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2012.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2-19-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State Beverly Winters, the within named grantor, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2012.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2-19-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State Janice E. Totty Walker, the within named grantor, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2012.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2-19-13

File #: **120887RX**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027