Box: 13
File# 6396

WARRANTY DEED 18428

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$417,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH** DAY OF **NOVEMBER, 2012**.

Notary Public

MY COMMISSION EXPIRES: **May 23, 2016.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Mabry Jr.	**Churchill Mortgage Corporation**	**124-00-0 046.00**
(NAME)	(NAME)	
2350 Granny Wright Lane	**761 Old Hickory Blvd., Suite 400**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Brentwood, TN 37027**	
(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, **Kerry S. McLean and wife Kimberly A. McLean**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David L. Mabry Jr. and wife Lori J. Mabry**, 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. 59 on the Plan of Bridle Path Subdivision, Section One of record in Plat Book 5200, Page 228-229, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kerry S. McLean and wife, Kimberly A. McLean by deed of record in Instrument 20080605-0057583, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Kimberly A. McLean by Kerry S. McLean as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20121203-0110911 **, in the Register's Office for Davidson County, Tennessee.**

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **2350 Granny Wright Lane, Hermitage, TN 37076**
(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 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: T20120092079 DEEDWARR
Recvd: 12/03/12 13:40 2 pgs
Fees: 13.00 Taxes: 1542.90
20121203-0110912

Witness my/our hand(s) this 28th day of November, 2012.

11-28-12

Kerry S. McLean

Kimberly A. McLean Attorney-in-Fact

Kimberly A. McLean
By: Kerry S. McLean, Attorney-in-Fact

State of Tennessee County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Kerry S. McLean bargainor(s), 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 and official seal at Smyrna, Tennessee, this 28th day of November, 2012.

Commission expires:5/23/16

Notary Public

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee County of Rutherford

On this 28th day of November, 2012 before me personally appeared Kerry S. McLean, the person who executed the foregoing instrument on behalf of Kimberly A. McLean, and acknowledged that he executed the same as the free act and deed of the said Kimberly A. McLean, through Power of Attorney granted him, by the said Kimberly A. McLean.

Notary Public

Commission Expires:5/23/16

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY