BILL GARRETT, Davidson County
Trans:T20130028395 DEEDWARR
Recvd: 04/08/13 13:50 2 pgs
Fees:13.00 Taxes:333.00
20130408-0034501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 90,000.00

Affiant

Subscribed and sworn to before me, this 26th day of March, 2013.

Notary Public

My commission expires: July 21, 2013

DAVID R.A. ROETGER NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARCHAL MCNAIRY	**NEW OWNER**	043050/0200
LOTS 1, 2, 3, 4 ANDERSON LANE		
MADISON, TN 37115		

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,

CLAUDETTE D SMITH, UMARRIED

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

MARCHAL MCNAIRY

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:

A tract of Land in Davidson County, Tennessee, being Lots I, 2, 3, and 4 of Block "D" on the plan of Crestview Estates, as of record in Plat Book 843, Page 81, in the Register's Office for Davidson County, Tennessee.

Beginning at an iron pin at the East intersection of Anderson Lane and Cedarcrest Avenue. Said point being the Northwest corner of said Lot 1:

(1) Thence along the Southern margin of said Anderson Lane, South 84 degrees 25 minutes 38 seconds East, 192.55 feet to an iron pin at the West intersection of said Anderson Lane and Bixler Avenue, and also being the Northwest corner of said Lot 4:

(2) Thence along the Western margin of said Bixler Avenue, South 07 degrees 31 minutes 27 seconds West, 160.77 feet to an iron pin at the Northeast corner of the Roy Smith property, as recorded in Deed Book 4428, Page 834, of said Register's Office;

(3) Thence leaving said margin of Bixler Avenue, along the North line of said Smith's Property, North 83 degrees 57 minutes 29 seconds West, 192.50 feet to an iron pin in the Eastern margin of said Cedarcrest Avenue and being the Northwest corner of said Smith's property;

(4) Thence along said margin of Cedarcrest Avenue, North 07 degrees 31 minutes 27 seconds East, 159.19 feet to the point of beginning for this tract, thus containing 30,786.252' square feet or 0.707 acres according to survey dated June 18, 1997, by H & H Land Surveying, Inc., 609 Dunston Drive, Nashville, TN 37211, Michael V. Holmes, TN No. 213, Job No. 97-413.

BEING THE SAME PROPERTY CONVEYED TO CLAUDETTE D SMITH, MARRIED BY WARRANTY DEED FROM TRUSTEES OF THE MATTHEWS MEMORIAL UNITED METHODIST CHURCH DATED 10/07/08 AND OF RECORD IN 10/20/08 IN INSTRUMENT NO. 20081020-0104967, SAID REGISTER'S OFFICE FOR SAID COUNTY. CLAUDETTE D. SMITH IS NOW UNMARRIED AND PROPERTY WAS NEVER THE SOLE PRINCIPAL RESIDENCE OF SAID GRANTOR, HER SPOUSE, HEIRS OR ASSIGNS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as LOTS 1, 2, 3, 4 ANDERSON LANE, MADISON, TN 37115.

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 in 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 26th day of March, 2013.

_____
CLAUDETTE SMITH

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CLAUDETTE SMITH, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2013.

_____
Notary Public

My Commission Expires:_____