BILL GARRETT, Davidson County
Trans:T20130032762 DEEDWARR
Recvd: 04/22/13 11:21 2 pgs
Fees:13.00 Taxes:399.42
20130422-0039718

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 107,950.00

Affiant

Subscribed and sworn to before me, this 16th day of April, 2013.

Notary Public

My commission expires:

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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:
SOPHIE MASON	**BB&T**	**10801005500**
919 SHAUNA DR	**301 College Street**	
NASHVILLE, TN 37214	Wilson, N.C. 27893	

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,

MABLE J. MCCAY, WIDOWED

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

SOPHIE MASON

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. 26 on the plan of Malvin Heights, of record in Book 2330, page 83, Register's Office for said County.
Said Lot No. 26 fronts 104 feet on the east side of Shauna Drive and runs back between lines 180 feet on the north line and 145 feet on the south line to a dead line in the rear on which it measures 80.8 feet.

BEING THE SAME PROPERTY CONVEYED TO WARREN G. MCCAY AND WIFE, MABLE J. MCCAY BY WARRANTY DEED FROM A.H. JOHNSON AND WIFE MALVIN JOHNSON DATED 11/12/1956 RECORDED ON 11/13/1956 IN BOOK 2600 PAGE 527, SAID REGISTER'S OFFICE FOR SAID COUNTY. WARREN G. MCCAY HAVING SINCE DIED ON JULY 24, 2004.

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 919 SHAUNA DR, NASHVILLE, TN 37214.

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 16th day of April, 2013.

Mable J McCay
MABLE J. MCCAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, WARREN G. MCCAY and MABLE J. MCCAY, 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 16th day of April, 2013.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY