BILL GARRETT, Davidson County
Trans:T20130059866 DEEDWARR
Recvd: 07/15/13 09:29 2 pgs
Fees:13.00 Taxes:266.40
20130715-0072701

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North *Mt.* Juliet *Road*
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration *or* value, *whichever is* greater, for this transfer is $72,000.00

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Affiant

Subscribed and sworn to before me, this 11th day of July, 2013.

Notary Public
My Commission Expires: 10-28-15

06-1303-75085

Address of New Owner:	Send Tax Bills to:	Tax Information
William T. McEwen	Plaza Home Mortgage	053-11-0-038.00
105 Hamblen Avenue	4820 Eastgate Mall, Ste. 100	
Old Hickory TN 37138	San Diego, CA 92121	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William T. Minchey (now deceased) and Dorothy A. Minchey, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William T. McEwen, an unmarried man, hereinafter called the Grantees, their successors 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. 6 of Block "D", on the Plan of The Subdivision No. 3, Life and Casualty insurance Company's Subdivision at Old Hickory, of record in Book 974, Page 11, Register's Office for said County, and a part of an unnumbered tract lying northeast of said lot between said lot and the Tennessee Central Railroad right-of-way, to which plan reference is hereby made for a more complete description.

Said lot and part of said tract in the rear of the same front 60 feet on the northeasterly side of Hamblen Avenue and runs back between parallel lines 325 feet to the right-of-way of the Tennessee Central Railroad.

Being the same property conveyed to William T. Minchey (now deceased) and wife, Dorothy A. Minchey by deed from Mark W. Hogsett, unmarried, dated December 4, 2000, recorded December 5, 2000, of record in Instrument No. 20001205-0119173, Register's Office for Davidson County, Tennessee. William T. Minchey, also known as William Thomas Minchey having since died on November 12, 2012.

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 property is improved property known as 105 Hamblen Avenue, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 11th day of July, 2013.

Dorothy A. Minchey

Dorothy A. Minchey

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dorothy A. Minchey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 11th day of July, 2013.

Notary Public

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15

My Commission expires 12-27-15