BILL GARRETT, Davidson County
Trans:T20130069898 DEEDWARR
Recvd: 08/14/13 10:14 2 pgs
Fees:13.00 Taxes:444.00

20130814-0085241

WARRANTY DEED

G-VRES-13-303

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Amanda Harden
Affiant

Subscribed and sworn to before me, this 12th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George E. McNally	Mortgage Investors Group	
303 Hadley Avenue (ADDRESS)	(NAME) 8320 East Walker Springs Lane, Ste. 200 (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	44-11-46.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DEWEY E. HEWITT, JR., MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GEORGE E. MCNALLY AND WIFE, TRACY MCNALLY, hereinafter called the Grantee(s), their heirs and assigns, that 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. PART OF LOT 89, ON THE PLAN OF VILLAGE OF OLD HICKORY, SECTION "A", OF RECORD IN BOOK 1424, PAGE 68, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.
BEGINNING AT AN IRON PIN IN THE SOUTHWEST CORNER OF LOT NO. 89; THENCE NORTH 1 DEG. 29' EAST 54.0 FEET ALONG THE WESTERN BOUNDARY OF LOT NO. 89 TO AN IRON PIN WHICH IS THE POINT OF BEGINNING; THENCE NORTH 1 DEG. 29' EAST 4.4 FEET TO A CONCRETE MONUMENT; THENCE IN A NORTHWESTERLY DIRECTION AROUND A CURVE HAVING A RADIUS OF 55.3 FEET, 71.4 FEET TO AN IRON PIN; THENCE NORTH 14 DEG. 55' EAST 74.8 FEET TO AN IRON PIN; THENCE SOUTH 83 DEG. 06' EAST 200.2 FEET TO AN IRON PIN; THENCE SOUTH 4 DEG. 41' EAST 77.8 FEET TO AN IRON PIN; THENCE SOUTH 81 DEG. 34' WEST 187.7 FEET TO AN IRON PIN AND THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM SARA V. HEWITT TO DEWEY E. HEWITT, JR. AS RECORDED ON THE 14TH DAY OF APRIL, 2011 IN INSTRUMENT NO. 20110414-0028874 AND WARRANTY DEED FROM DEBORAH RUTH HARVEY TO DEWEY E. HEWITT, JR. AND WIFE, SARA V. HEWITT AS RECORDED ON THE 27TH DAY OF AUGUST, 2008 IN INSTRUMENT NO. 20080827-0087756, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 1424, PAGE 68, CORRECTED IN BOOK 1762, PAGE 566 AND PROPERTY SURVEYS OF RECORD IN PLAT BOOK 1424, PAGE 69 AND PLAT BOOK 1835, PAGE 87, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE DOES NOT JOIN IN THE EXECUTION OF THIS DEED DUE TO THE PROPERTY NEVER HAVING BEEN THEIR MARITAL RESIDENCE.

unimproved ( )
This is improved (X) property, known as 303 Hadley Avenue, Old Hickory, Tennessee 37138
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 12th day of August, 2013.

Dewey E. Hewitt, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dewey E. Hewitt, Jr., the within named bargainor, 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 and official seal, this the 12th day of August, 2013.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903