WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130081650 DEEDWARR
Recvd: 09/20/13 10:45 2 pgs
Fees:13.00 Taxes:795.50

20130920-0099241

R-VRES-13-184

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Kara K. McLeland
Affiant

Subscribed and sworn to before me, this 18th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

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
Ryan C. McLeland	SAME AS NEW OWNER	
184 Radnor Street	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		119-14-0-253.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we ADAM HALFORD AND BETHANY HALFORD, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RYAN C. MCLELAND AND KARA K. MCLELAND, HUSBAND AND WIFE, 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 TRACT NO. 1 OF A SURVEY AND RESUBDIVISION OF LOT NO. "B", PLAN OF WILLIAM LEE SUBDIVISION OF THE ROTH PROPERTY OF RECORD IN PLAT BOOK 1130, PAGE 67, IN THE REGISTER'S OFFICE OF SAID COUNTY, MORE PARTICULARLY DESCRIBED ACCORDING TO AN UNRECORDED SURVEY MADE THEREOF BY WILLIAM COLLIER PARRISH ASSOCIATES, CIVIL ENGINEERS, ON NOVEMBER 13, 1957, AS FOLLOWS:

TRACT NO. 1 FRONTS 75 FEET ON THE NORTH SIDE OF EAST RADNOR AVENUE, AS NOW LOCATED, AND RUNS BACK BETWEEN LINES, 179.35 FEET ON THE WEST SIDE AND 180.9 FEET ON THE EAST SIDE TO A DEAD LINE IN THE REAR, MEASURING 82.90 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ADAM HALFORD AND BETHANY HALFORD, HUSBAND AND WIFE BY DEED FROM BRANDON MCDONALD OF RECORD AT INSTRUMENT NO. 20090706-0062841, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 1, 2009 AND RECORDED ON JULY 6, 2009.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 1130, PAGE 67, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 184 Radnor Street, Nashville, Tennessee 37211
(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 17th day of September, 2013.

Adam Halford

Bethany Halford

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM HALFORD AND BETHANY HALFORD, 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 6 day of September, 2013.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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