WARRANTY DEED 19944

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$125,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **20TH** DAY OF **SEPTEMBER, 2013.**

Notary Public

MY COMMISSION EXPIRES: 12/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dustin Rory Wise	New Owner	**071-01-0-A 011.00 CO**
(NAME)	(NAME)	
470 Monticello Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **James T. McLean Sr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dustin Rory Wise and wife Mary Kathryn Wise**, 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. 11 on the Plan of The Woods at Monticello, of record in Instrument No. 20091216-0114519, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James T. McLean Sr., by deed of record in Instrument 20130404-0033108, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **470 Monticello Street, Nashville, TN 37207**

(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 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 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 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.

BILL GARRETT, Davidson County
Trans:T20130084177 DEEDWARR
Recvd: 09/30/13 10:34 2 pgs
Fees:13.00 Taxes:462.50

20130930-0102237

Witness my/our hand(s) this 20th day of September, 2013.

James T. McLean Sr.

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named James T. McLean, Sr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 20th day of September, 2013.

Commission expires: 5/23/16

Notary Public

PHILIP ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Return to:
Foundation Title and Escrow, LLC.
2 N. Mt. Juliet Rd.
N TN 37122