BILL GARRETT, Davidson County
Trans: T20130096222 DEEDWARR
Recvd: 11/12/13 12:02 3 pgs
Fees: 18.00 Taxes: 592.00

20131112-0116750

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November, 2013.

Notary Public
MY COMMISSION EXPIRES: 1-9-2016
File No. 013-7740D

JAMES N. WIECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

~~PREPARED BY:~~ BOX 50-B
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Daniel M. Shipp (NAME)	New Owner (NAME)	08307015300
721 Groves Park Road (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Dean McGourty and Valerie Norton**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel M. Shipp**, 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. 56 on the Plan of A Part of The Tillman Home Tract, Rolling Acres No. Two, Section One of record in Plat Book 1424, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Dean McGourty and Valerie Norton from Jason M. Gardner, unmarried, by Deed dated February 13, 2008, as Instrument No. 200802140015094, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1424, page 45, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 721 Groves Park Road, Nashville, TN 37206.

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. Whenever 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 6th day of November, 2013.

Dean McDourty
Dean McGourty

November 06, 2013
Date

STATE OF CALIFORNIA

COUNTY OF SAN LUIS OBISPO

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Dean McGourty, the bargainor(s), 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 6th day of November, 2013.

My Commission Expires: 3/15/14

C. Schaffer
Notary Public

C. SCHAFFER
Commission # 1882963
Notary Public - California
San Luis Obispo County
My Comm. Expires Mar 15, 2014

and bind 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. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Witness my hand this 6th day of November, 2013.

Valerie Norton

November 06, 2013
Date

STATE OF Indiana

COUNTY OF Johnson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Valerie Norton, the bargainor(s), 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 6th day of November, 2013.

My Commission Expires: 2-8-16

Paula E. Mitchell
Notary Public

PAULA E. MITCHELL
Resident of Johnson County, IN
Commission Expires: February 8, 2016

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066