BILL GARRETT, Davidson County
Trans:T20140014361 DEEDWARR
Recvd: 03/03/14 09:56 2 pgs
Fees:13.00 Taxes:85.10
20140303-0017640

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $23,000.00

Affiant

Subscribed and sworn to before me, this 26th day of February, 2014.

Notary Public

My commission expires: 7-24-17

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ROBERT LUKE MCCRARY **JENNIFER COFFIN**	NEW OWNER	**08111037900**
1613 14TN AVE N		
NASHVILLE, TN 37208		

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 HEREBY ACKNOWLEDGE, WE,

DONALD HARDIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROBERT LUKE MCCRARY and JENNIFER COFFIN

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:

Being the north 25 feet of Lot No. 274 and the south 12 1/2 feet of Lot No. 275 on the Map of D. T. McGavock and others Addition, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said parts of said lots front together 37 1/2 feet on the westerly side if 14th Avenue, North, and run back between parallel lines 170 feet to an alley.

BEING THE SAME PROPERTY CONVEYED TO DONALD HARDIN, BY WARRANTY DEED FROM ANDREA THOMAS, DATED 01/04/2006 AND RECORDED ON 01/09/2006 IN INSTRUMENT NUMBER 20060109-003115, SAID REGISTER'S OFFICE FOR SAID COUNTY IN THE AMOUNT OF $21,000.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1613 14TN AVE N, NASHVILLE, TN 37208.

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 in 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.

Witness my/our hand(s) this 26th day of February, 2014.

DONALD HARDIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DONALD HARDIN, the within named Grantor(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, at office, this 26th day of February, 2014.

Notary Public

My Commission Expires: 7-24-17