WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140014949 DEEDWARR
Recvd: 03/05/14 08:59 2 pgs
Fees:13.00 Taxes:340.40
20140305-0018344

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

GREG FAIRBETT NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY My Commission Expires May 6, 2017

STATE SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifford W. Scherer	SAME	Map 61-6
(NAME)	(NAME)	Parcel 63
4106 Hutson Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, I, **MARK KELLY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, **CLIFFORD W. SCHERER AND WIFE, JANE B. MAESTRO-SCHERER,** 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. 213 on the Plan of Maplewood Heights second Subdivision of record in Plat Book 547, pages 103 and 104, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mark Kelly by deed dated May 30, 2003, from George E. Johnston and wife, Carolyn E. Johnston, of record in Instrument No. 20030618-0083893, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 547, pages 103 and 104, said Register's Office; and (c) any easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 4106 Hutson Avenue, Nashville, Tennessee 37216

(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.

Witness my hand this 13th day of January, 2014.

Mark Kelly

Mark Kelly

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 Mark Kelly, the bargainor, 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 Nashville, Tennessee this 13th day of January, 2014.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Notary Public