WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140021491 DEEDWARR
Recvd: 03/31/14 15:40 2 pgs
Fees:13.00 Taxes:924.63
20140331-0026497

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Doherty et al J.	NEW OWNER	07301018900
(NAME)	(NAME)	
3911 Ivy Drive		
(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, WE, James Nathan McClanahan and Sarah B. McClanahan (f/k/a Sarah B. Worley), Husband and Wife and Albert C. Worley and Helen E. Worley, Husband and Wife, , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert J. Doherty, an unmarried man, and Carol S. Chandler, an unmarried woman, Tenants In Common with Right of Survivorship , 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 63 on the Plan of Moss Rose Heights, of record in Plat Book 1835, Page 103, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed on May 7, 2004, to James Nathan McClanahan and Kelli Elizabeth McClanahan, Husband and Wife, by Warranty Deed from Robert Glenn Heath, a widower, of record in Instrument No. 20040513-0055967, Register's Office for Davidson County, Tennessee. Further being the same property conveyed on July 7, 2010 to James Nathan McClanahan and Sarah B. Worley, Husband and Wife, and Albert C. Worley and Helen E. Worley, Husband and Wife, by Quitclaim Deed from James Nathan McClanahan, an unmarried man, and Kelli Elizabeth McClanahan, an unmarried woman, who acquired title as husband and wife, of record in Instrument No. 20100721-0057049, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAN OF MOSS ROSE HEIGHTS OF RECORD IN PLAT BOOK 1835, PAGE 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 3911 Ivy Drive, Nashville, TN 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 our hands this 27th day of March, 2014.

James Nathan McClanahan

Sarah B. McClanahan

Albert C. Worley

Helen E. Worley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of March, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared James Nathan McClanahan and Sarah B. McClanahan, Husband and Wife, and Albert C. Worley and Helen E. Worley, Husband and Wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-16

Notary Public

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115