WARRANTY DEED

BOX 50-B

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

PREPARED BY:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 6-4-16

(AFFIX SEAL)

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacques E. Bernard	Cole Taylor Bank	103-04-0-045.00
(NAME)	(NAME)	
4503 Idaho Avenue	2350 Green Rd. #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Ann Arbor, MI 48105	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Dale E. McWright, David W. McWright, and Donald K. McWright, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jacques E. Bernard, unmarried , hereinafter called the Grantee heir 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 404, BLOCK 22, CHARLOTTE PARK COMPANY'S FIRST ADDITION, as shown on plat of record in Plat Book 57, Page 103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Mary S. McWright to Dale E. McWright, (as to an undivided .054% interest), David W. McWright (as to an undivided .054% interest) and Donald K. McWright (as to an undivided .054% interest) as recorded on the 4th day of September, 2007 in Instrument No. 20070904-0105859 and Warranty Deed from Verda L. Sensing and Bertha G. Sensing, widows to Buford F. McWright and wife, Mary S. McWright as recorded on the 12th day of July, 1967 in Deed Book 4151, Page 587, in the Register's Office of Davidson County, Tennessee.

The said Mary S. McWright died on March 29, 2013, leaving a Last Will and Testament naming the said Dale E. McWright, David W. McWright, and Donald K. McWright her heirs at law. She was unmarried at the time of her death.

The subject property is not now, nor has it ever been, the principal residence of the Grantors.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 4503 Idaho Avenue, Nashville, TN 37209

(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: T20140025623 DEEDWARR
Recvd: 04/16/14 10:09 2 pgs
Fees: 13.00 Taxes: 1461.50

20140416-0031678

Witness our hands this 14th day of April, 2014.

Dale E. McWright

David W. McWright

Donald K. McWright

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of April, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dale E. McWright, David W. McWright, and Donald K. McWright**, 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:
1-27-15

Notary Public,

KIMBERLY HOLLINGSHEAD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY