BILL GARRETT, Davidson County
Trans:T20140032016 DEEDWARR
Recvd: 05/08/14 12:43 2 pgs
Fees:13.00 Taxes:394.05

20140508-0039491

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 3205
Box #26B
BMTE FILE 14588

267

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Duane P. Clark and Nancy Clark 5920 Abbott Drive Nashville, TN 37211	New Owners	13401005100
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Nicky Anthony Formosa, Executrix for the Estate of Mary A. Feary (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Duane P. Clark and wife, Nancy Clark (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 65, SECTION I, CURREYWOOD ACRES, as shown on plat of record in Plat Book 2133, Pages 109 and 110, 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 in Probate Docket # 13P1541 and Deed from Bobby Bowling, Administrator for the Estate of Earline H. Bowling to Bryant M. Feary and wife, Mary A. Feary as recorded on the 24th day of October, 2005 in Instrument No. 20051024-0127855, in the Register's Office of Davidson County, Tennessee. Bryant M. Feary has since died on June 29, 2006 and upon his death, title was vested in Mary A. Feary as the sole surviving tenant by the entirety. Nicky Anthony Feary was appointed by the Probate Court, Probate Docket # 13P1541 as Administrator of the Estate of Mary A. Feary and is conveying the interest of the Estate as Administrator to the Grantees named above.

This is improved real property located on 3523 McGavock Pike, Nashville, TN 37217.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. Matters shown on the plat of G. P. Rose's Property, as recorded in Plat Book 2133, Pages 109-110, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $106,500.00.
(
(
(Subscribed and sworn to before me
(this 1st day of May, 2014.
(
(My Commission Expires: _____

Affiant

Notary Public

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and binds itself, it's successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 1st day of ~~April~~ May, 2014.

The Estate of Mary A. Feary
By: Nicky Anthony Formosa, Administrator

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}
Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Nicky Anthony Formosa, Administrator of the Estate of Mary A. Feary with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that he executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 1st day of May, 2014.

My Commission Expires: _____

Notary Public