BILL GARRETT, Davidson County
Trans:T20140036061 DEEDWARR
Recvd: 05/22/14 15:11 4 pgs
Fees:23.00 Taxes:1091.50
20140522-0044376

THIS INSTRUMENT WAS PREPARED BY:
Joshua D. Hankins, Esq.
HAYNES, FREEMAN & BRACEY, PLC
Post Office Box 527
140 North Main Street
Goodlettsville, Tennessee 37070
(615) 859-1328

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
J. William Denny 917 Tyne Boulevard Nashville, Tennessee 37220	New Owner(s)	105-01-0-063.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MARY E. MCORD, a widowed resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto J. WILLIAM DENNY, a resident of the State of Tennessee ("Grantee"), his heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 1309 Southside Circle, Nashville, Tennessee 37212.

Said Subject Property is conveyed to Grantee subject to all applicable building and zoning laws, any discrepancies, setbacks, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the Subject Property, present and future property taxes, and the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs to warrant and forever defend the title to said Subject Property to Grantee, his heirs, successors and/or assigns, against the lawful claims of all persons claiming an interest in said Subject Property, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, I have hereunto set my signature, this 21 day of May, 2014.

GRANTOR:

Mary E. McCord

MARY E. MCORD

By Nancy Ruth Jackson, Attorney-in-Fact according to that certain General Power of Attorney of record in Instrument No. 20140429-0035751, in the Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Patricia B. Edson the undersigned, a Notary Public in and for the State and County aforesaid, NANCY RUTH JACKSON, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary E. McCord, and acknowledged that she executed the same as the free act and deed of Mary E. McCord for the purposes therein contained.

WITNESS my hand, at Office in Goodlettsville, Tennessee, this 21st day of May, 2014.

Patricia B. Edson

Notary Public

My Commission Expires: [illegible]

PATRICIA B. EDSON NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Two Hundred Ninety-Five Thousand and 00/100 Dollars ($295,000.00).

Print: JOSHUA D. HAWKINS

Sworn to and subscribed before me, this 21st day of May, 2014.

Patricia B. Edson

Notary Public

My Commission Expires: [illegible]

PATRICIA B. EDSON NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 60 on the Plan of Southside Park Estates, Section II, of record in Plat Book 4660, page 30, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the property conveyed to Linous McCord, Jr. and wife, Mary E. McCord, by deed of record in Book 4972, page 736, said Register's Office. Said Linous McCord, Jr. having since died on or about July 1, 1990, leaving Mary E. McCord has the surviving tenant by the entirety.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2014 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 4660, page 30, said Register's Office.

3. Restrictive Covenants contained in instruments of record in Book 4814, page 474, and Book 4220, page 723, said Register's Office.

4. Easement(s) retained in Ordinance No. 70-1328, filed with the Metro Clerk's Office, Davidson County, Tennessee.