Record & Return to Watauga Title 5110 Maryland Way #120 B'wood TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/23/17 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140044394 DEEDWARR
Recvd: 06/23/14 15:37 2 pgs
Fees:13.00 Taxes:887.63
20140623-0054700

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie M. Teal	Worthington Mtg	Map 155-10-A
(NAME)	(NAME)	
632 Indian Ridge Drive	3301 Memorial Pkwy SW	Parcel 45 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Huntsville AL 35801	
(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, **ROBERT E. MCELLHINEY, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMIE M. TEAL AND ANITA M. FOWLER,** 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. 48 on the Plan of McCrory Trace Estates, of record in Plat Book 6900, pages 720-723, 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 Robert E. McEllhiney, unmarried, by deed dated November 26, 1997, from D. Webb McQuiddy and spouse, Carlin E. McQuiddy, of record in Book 10704, page 148, said Register's Office. Robert E. McEllhiney has since married.

Dawn McEllhiney joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 6900, pages 720 -- 723, said Register's Office; (c) restrictive covenants of record in Book 7241, page 597 and Book 7576, page 846, said Register's Office; and (d) Bylaws of record in Book 7576, page 831, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 632 Indian Ridge Drive, Nashville, Tennessee 37221
(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 12 day of June, 2014.

Robert E. McEllhiney

Dawn McEllhiney

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 Robert E. McEllhiney and Dawn McEllhiney, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12 day of June, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public