BILL GARRETT, Davidson County
Trans:T20140053531 DEEDWARR
Recvd: 07/24/14 10:40 2 pgs
Fees:13.00 Taxes:499.50
20140724-0065782

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 135,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2014.

Notary Public

My commission expires SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TIMOTHY R. BUCKLEY MOLLY WEBB	GUARANTY TRUST COMPANY	04305018900
300 GARNER AVE	316 ROBERT ROSE DRIVE	
MADISON, TN 37115	MURFREESBORO, TN 37129	

FOR AND IN 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 ACKNOWLEDGE, WE,

JACOB H. MCCALEB, UNMARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TIMOTHY R. BUCKLEY, AN UNMARRIED MAN and MOLLY WEBB, AN UNMARRIED WOMAN

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(S) 36, 37, 38, AS SHOWN ON THE MAP OF OVERLOOK ESTATES, OF RECORD IN BOOK 843, PAGE 105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JACOB H. MCCALEB, BY WARRANTY DEED FROM MICHAEL E. CLARK, ADMINISTRATOR FOR THE ESTATE OF PAMELA ROARK STACEY, DATED 05/31/2013 AND RECORDED ON 06/12/2013 IN INSTRUMENT NUMBER 20130612-0060105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO Being the same property conveyed to EDWARD E. STACEY AND WIFE, DIANNE J. STACEY, by deed from RUTH FRANCES DUNN, A WIDOW, of record in Book 6844, page 962, dated April 21, 1986, said Register's Office. Being further conveyed to EDWARD E. STACEY, by Quitclaim Deed from DIANNE J. STACEY, of record in Book 7749, page 908, dated December 28, 1988, said Register's Office. Being further conveyed to PAMELA R. STACEY, by Quitclaim Deed from EDWARD E. STACEY to create tenancy by the entireties of record in Book 8539, page 124, dated January 30, 1992, said Register's Office. The said Edward E. Stacey having since died or or about September 14, 1996. The said Pamela R. Stacey having since died intestate on or about April 26, 2012. Probate Volume 12P-754, Davidson County Probate Court Clerk's Office appointed Michael E. Clark, as Administrator of the Estate of Pamela Roark Stacey.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 300 GARNER AVE, MADISON, TN 37115.

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 in 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/our hand(s) this 22nd day of July, 2014.

7/22/2014

JACOB H. MCCALEB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JACOB H. MCCALEB, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2014.

Notary Public

My Commission Expires:_____

State of California County of Los Angeles)ss.
On 7-22-14 before me MUTHIAH NACHIAPPAN
Notary Public, personally appeared JACOB H. MCCALEB
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

MUTHIAH NACHIAPPAN
COMM. # 2004000
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. JAN. 13, 2017