BILL GARRETT, Davidson County
Trans: T20140061541 DEEDWARR
Recvd: 08/20/14 10:24 2 pgs
Fees: 13.00 Taxes: 92.50

20140820-0075624

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $25,000.00

Affiant

Subscribed and sworn to before me, this 15th day of August, 2014.

Notary Public

My commission expires: 8/23/16

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JUSTIN MCCRORY	NEW OWNER	07004004400
2423 WHITES CREEK PIKE		
NASHVILLE, TN		

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,

PAUL CART and PHIL BURGESS, AS TENANTS IN COMMON

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

JUSTIN MCCRORY

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, DESCRIBED AS FOLLOWS:

BEING LOTS NOS. 25 AND 26 (PART OF AN ORIGINAL CONVEYANCE OF LOTS 21-26 AND 50-55) ON THE PLAN OF HAYNIES CLEVELAND PLAN, OF RECORD IN PLAT BOOK 161, PAGE 35, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PAUL CART AND PHIL BURGESS, AS TENANTS IN COMMON BY WARRANTY DEED FROM TITAN FINANCIAL GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 02/22/2011 AND RECORDED ON 02/24/2011 IN INSTRUMENT NUMBER 20110224-0015121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 2423 WHITES CREEK PIKE, NASHVILLE, TN .

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

P.B MAV

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 15th day of August, 2014.

PAUL CART

PHIL BURGESS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, PAUL CART and PHIL BURGESS, 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 15th day of August, 2014.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY