WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140067472 DEEDWARR
Recvd: 09/10/14 13:40 2 pgs
Fees: 13.00 Taxes: 566.10
20140910-0082960

GREG FAIRBETTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires NOV. 5, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF August, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allison R. Tonn	Franklin American Mortgage	072-09-0 237.00
(NAME)	(NAME)	
1000 A Delmas Avenue	501 Corporate Centre Dr. suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THAT I, MACK C. MCGEE, JR, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLISON R. TONN, 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:

Being the Westerly half of Lot No. 36 on the Map of East Hill Addition, of record in Book 332, Page 33, Register's Office, Davidson County, Tennessee.

Said Westerly half of Lot No. 36 fronts 50 feet on the Southerly side of Delmas Avenue and extends back between parallel lines 191 feet to a dead line.

Being the same property conveyed to Mack C. McGee Jr., unmarried by Warranty Deed from Gordon J. Reid and wife, Glenda Reid, recorded on the 10th day of October, 2003 in Instrument No. 20031010-0150582, in the Register's Office of Davidson County, Tennessee.

This is:						
Improved	property, known as	1000 A Delmas Avenue		Nashville, TN 37216		
		(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 our hands this 29 day of August, 2014.

Mack C. McGee, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, **Mack C. McGee, Jr.**, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of August, 2014.

Notary Public

My Commission Expires: 07/06/2015

WILLIAM S. CASTLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY