Davidson County DEEDWARR
Recvd: 09/17/14 11:40 3 pgs
Fees:18.00 Taxes:3182.00
20140917-0085286

THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp 3310 West End Ave., Ste. 340 Nashville, TN 37203 KAITLIN E. SMITH STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~860,000.00~~. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2014. Notary Public MY COMMISSION EXPIRES: 12-27-15 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie R. McDaniel and William R. McDaniel	New Owner	
2211 Old Hickory Blvd.		158-00-0-068.00
Nashville, TN 37215		
(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, **Belle H. McFadden, Trustee of the McFadden Family Trust, Share II, established under the Belle and Everette McFadden 2008 Trust under Agreement dated June 6, 2008, as to a Fifty percent (50%) undivided interest; and Belle McFadden, Trustee under that certain trust agreement establishing the Belle and Everette McFadden 2008 Trust, dated June 6, 2008, as to a Fifty percent (50%) undivided interest,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melanie R. McDaniel and William R. McDaniel, wife and husband,**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 7th Civil District of Davidson County, Tennessee, being Tract No. 3 of the Manson Rowan Property, being a revision of the Alexander Property, located on Old Hickory Boulevard, described as follows:

BEGINNING at an iron pin in the southerly right of way of Old Hickory Boulevard, being 543.06 feet easterly from the northeast corner of the H. C. Pearson Property as of record in Book 1031, Page 197, Register's Office, and proceeding as follows: with said right of way of Old Hickory Boulevard, south 71 degrees 35 feet east a distance of 225 feet to an iron pin, thence leaving said right of way South 24 degrees 33 feet west a distance of 637.85 feet to an iron pin; thence south 60 degrees 41 feet west a distance of 239.32 feet to an iron pin; thence north 18 degrees 43 feet east a distance of 811.01 feet to the point of beginning, containing 3.13 acres, more or less, as per survey of Turner Engineering Company, dated February 28, 1969.

Being the same property conveyed to Everette McFadden and Belle McFadden, Trustees under that certain trust agreement establishing the Belle and Everette McFadden 2008 Trust, dated June 6, 2008, by Trustee's Deed from Everette Warren McFadden, Jr. and Belle Harper McFadden of record in Instrument No. 20080610-0059453, Register's Office for Davidson County, Tennessee, dated June 6, 2008, and recorded on June 10, 2008; and being the same property conveyed to Belle H. McFadden, Trustee of the McFadden Family Trust, Share II, established under the Belle and Everette McFadden 2008 Trust under Agreement dated June 6, 2008, as to Fifty percent (50%) undivided interest, by Trustee's Deed from Belle H. McFadden, as Trustee of the Belle and Everette McFadden 2008 Trust under Agreement dated June 6, 2008, of record in Instrument No. 20090225-0016452, Register's Office for Davidson County, Tennessee, dated February 23, 2009, and recorded on February 25, 2009. Everette Warren McFadden, Jr., died on December 3, 2008. Belle McFadden and Belle H. McFadden are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2211 Old Hickory Blvd., Nashville, TN 37215.**

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 the 15th day of September, 2014.

Belle H. McFadden, Trustee of the McFadden Family Trust, Share II

Belle H. McFadden, Trustee of the Belle and Everette McFadden 2008 Trust

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 **Belle H. McFadden, Trustee of the McFadden Family Trust, Share II, established under the Belle and Everette McFadden 2008 Trust under Agreement dated June 6, 2008; and Belle H. McFadden, Trustee under that certain trust agreement establishing the Belle and Everette McFadden 2008 Trust, dated June 6, 2008,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of September, 2014.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).