WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140079386 DEEDWARR
Recvd: 10/21/14 15:39 2 pgs
Fees:13.00 Taxes:551.30
20141021-0097168

KIMIE PERRY
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$149,000.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of October, 2014.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bradley McAlister	Bradley McAlister	Map 073-12-0, Parcel 039.00
2929 McGavock Pike	2929 McGavock Pike	
Nashville, TN 37214	Nashville, TN 37214	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Carol Ann Tinnell and James Edward Coble, Devisees under the Last Will and Testament of Cora Ann Coble, Deceased

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

Bradley McAlister, an unmarried man

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. 225 on the Plan of Sunset View, Section Two, of record in Book 2663, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Clay C. Coble and wife, Ann A. Coble by Deed from Howard W. Anderson, Harry M. Howard and George Anton, dated August 21, 1984, of record in Book 6365, Page 844, Register's Office for Davidson County, Tennessee. Clay Coble died on March 23, 2005 having predeceased his wife, Ann A. Coble a/k/a Cora Ann Coble. Ann A. Coble died on May 12, 2014, leaving a Last Will and Testament No. 14P-1076, Probate Court of Davidson County, Tennessee to Probate without administration but for the purpose of establishing Muniment of Title in Carol Ann Tinnell and James Edward Coble, Devisees under the Last Will and Testament of Cora Ann Coble, deceased, file July 17, 2014 and recorded in Instrument No. 20140722-0065174, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) The Plan of record in Book 2663, Page 52, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Restrictive Covenants contained in instrument of record in Book 2752, Page 594, Register's Office for Davidson County, Tennessee.
(3) Taxes for 2014 which have been prorated and paid by the Grantors herein.

The property conveyed herein is not the place of residence of the Grantor's or their spouses.

This is improved (__X__) Unimproved (____) property, known as **2929 McGavock Pike, Nashville, TN 37214**

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 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/our hand(s) this **17th** day of **October, 2014.**

Carol Ann Tinnell

James Edward Coble

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Carol Ann Tinnell and James Edward Coble,** the within named sellers, 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, as Devisees under the Will of for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **October, 2014.**

Notary Public

My Commission Expires:

