WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140094377 DEEDWARR
Recvd: 12/17/14 10:54 2 pgs
Fees:13.00 Taxes:695.60
20141217-0115341

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/13/2016

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Michael McLean	NEW OWNER	051-03-0-208.00
(NAME)	(NAME)	
1119 E 212th Street, Apt 1		
(ADDRESS)	(ADDRESS)	
Bronx, NY 10469		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Linda Thornton, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael McLean, 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. 7 on the Plan of Stratton Heights, as shown by plat of record in Book 1835, Page 13, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

BEGINNING on the southerly margin of Barbara Drive at the corner of Lots 7 and 8; thence with the line between said lots, southwardly 197.5 feet; thence eastwardly 200 feet to the westerly margin of Gibson Drive; thence with the westerly margin of said Drive, northwardly 149.48 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, northwesterly 29.76 feet to the southerly margin of Barbara Drive; thence with the southerly margin of said Drive, westwardly 256.2 feet to the point of beginning.

Being the same property conveyed to Linda Thornton, by deed from Michael S. Daron, of record in Instrument No. 20070202-0013906, dated January 30, 2007, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 403 Barbara Dr., Madison, TN 37115

(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. This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness my hand this 15th day of December, 2014.

Linda Thornton

Linda Thornton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of December, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Linda Thornton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-3-2015

Notary Public,

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY