Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #14-1340

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas W. Madron, and wife, Beverly B. Madron**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **McCormick Properties, LLC,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 105 in Subdivision of Lots Nos. 74, 75 and 8 in the Boyd Ament Tract of land, a plan of which is of record in Book 21, page 83, in the Register's Office for Davidson County, Tennessee, and the southerly corner of Lot No. 44 in the B.F. Shields and wife's Plan of Lots, of record in Book 57, page 31, in said Register's Office, described together as follows:

Beginning on the westerly margin of 15th Avenue, formerly Bowles Street, at the corner of Lots 105 and 106; thence northerly with the westerly margin of said Avenue 50 feet; thence at right angles westwardly 140.6 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southerly 50 feet to the corner of Lots 105 and 106; thence easterly with the line between said two lots, 140.6 feet to the beginning.

Being the same property conveyed to Thomas W. Madron and wife, Beverly B. Madron by Warranty Deed from Benjamin F. Radcliff and wife, Amy L. Radcliff, dated May 22, 2003, of record as Instrument No. 20030527-0071211, Register's Office for Davidson County, Tennessee

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1023 15th Avenue South, Nashville TN, 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of December, 2014.

Thomas W. Madron

Beverly B. Madron

BILL GARRETT, Davidson County
Trans:T20150000120 DEEDWARR
Recvd: 01/02/15 10:27 2 pgs
Fees:13.00 Taxes:1661.30
20150102-0000178

State of Tennessee)
County of Davidson)

On this 31st day of December, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Thomas W. Madron and wife, Beverly B. Madron, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $449,000.00 .

Affiant

Sworn and subscribed before me on this the 31st day of December, 2014.

Notary Public

My Commission Expires: 7.2.18

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
McCormick Properties, LLC	NEW OWNER	105-1-148.00
1114 17th Avenue South S-101		
Nashville, TN 37212		