BILL GARRETT, Davidson County
Trans:T20150002115 DEEDWARR
Recvd: 01/09/15 10:19 2 pgs
Fees:13.00 Taxes:444.00
20150109-0002487

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2018

Subscribed and sworn to before me, this 5th day of January, 2015.

Notary Public

My commission expires: 5/3/18

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LARRY L. LYDA	NEW OWNER	**04305023700**
707 DELAWARE AVE		
MADISON, TN 37115		

FOR AND IN 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 ACKNOWLEDGE, WE,

BILLY J. MCCRARY, MARRIED

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

LARRY L. LYDA, A SINGLE 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:

Tract I:

LAND in Davidson County, Tennessee, being Lot No. 17 of Block "B" on the Map of Cedar Crest Estates, as of record in Book 974, page 15, Register's Office for Davidson County, Tennessee. Said Lot No. 17 fronts 101 feet on the westerly side of Delaware Avenue and runs back between parallel lines 191.5 feet to a dead line.

Tract II:

BEING the Southerly 6 feet of Lot No. 18 of Block "B" on the Map of Cedar Crest Estates, as of record in Book 974, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING THE SAME PROPERTY CONVEYED TO BILLY J. MCCRARY, MARRIED, BY QUITCLAIM DEED FROM BILLY J. MCCRARY, MARRIED TO MELANIE MCCRARY, DATED 01/26/2011 AND RECORDED ON 04/08/2011 IN INSTRUMENT NUMBER 20110408-0027341, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 707 DELAWARE AVE, MADISON, TN 37115.

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 in 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 5th day of January, 2015.

BILLY J. MCCRARY

MELANIE MCCRARY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, BILLY J. MCCRARY AND MELANIE MCCRARY, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of January, 2015.

Notary Public

My Commission Expires: 9.21.15

MICHELE HIGHTOWER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015