BILL GARRETT, Davidson County
Trans:T20150002799 DEEDWARR
Recvd: 01/12/15 16:18 3 pgs
Fees:18.00 Taxes:1332.00
20150112-0003322

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box 26b File #14747

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Tommy McDougal and Kristi McDougal 1935 Old Hickory Blvd Brentwood, TN 37027	New Owners	103-2-65.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Robert L. McWright, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Tommy McDougal and wife, Krisit McDougal (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 8 on the West Nashville Realty Company's Subdivision of Lots No. 20 of the C. C. Vernon Farm, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, May 2, 1946.

Beginning on the Easterly margin of White Bridge Road at the corner of lots Nos. 8 and 9; thence with the line between said two lots, Eastwardly 164.9 feet; thence Southwardly 72 feet; thence Westwardly 157 feet to the Easterly margin of White Bridge Road; thence Northwardly 69.5 feet to the beginning.

Included in this description but excluded from this conveyance is that portion of the herein described property conveyed to the Metropolitan Government of Nashville, Davidson County, Tennessee, of record in Book 5391, Page 349, said Register's Office.

Being the same property conveyed by Quitclaim Deed from Bobbie Greer now known as Bobbie J. McWright to Robert L. McWright and wife, Bobbie J. McWright as recorded on the 21st day of October, 2009 in Instrument No. 20091021-0097395 and Warranty Deed from Claude R. Johnson and wife, Mildred Johnson to Bobbie Greer, unmarried as recorded on the 13th day of October, 1982 in Deed Book 5949, Page 708, in the Register's Office of Davidson County, Tennessee. The said Bobbie J. McWright has since died and upon her death title was vested in Robert L. McWright as the sole surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO:
1. 2015 Davidson County taxes are not yet due and payable.
2. This conveyance is subject to all restrictions, easements and planning documents of record.

This is improved real property located on 316 White Bridge Road, Nashville, Tennessee 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me this 6th day of January, 2015.

Notary Public

Commission Expires: May 8, 2017

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 9th day of January, 2015.

Robert L. McWright

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Robert L. McWright with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 9th day of January, 2015.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017