34B

BILL GARRETT, Davidson County
Trans:T20150039336 DEEDWARR
Recvd: 05/20/15 13:46 2 pgs
Fees:13.00 Taxes:5550.00
20150520-0046647

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00. Affiant Subscribed and ~~sworn~~ to before me, this 18 day of May, 2015. Notary Public My Commission Expires: -17

Address New Owner As Follows:
Andrew Morse and Jillian Morse
4408 Shepard Place
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map-Parcel Number:
130 07 0 007.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH P. MCALLISTER AND WIFE, RACHEL M. MCALLISTER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL A. MORSE AND WIFE, JILLIAN B. MORSE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Parcel 7, as shown on the map entitled Final Plat of McAllister Residence, Tax Map 130-07, Parcel 7, of record in Plat Instrument No. 20120620-0054119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Joseph P. McAllister and wife, Rachel M. McAllister, by deed from Morton B. Howell, Jr. and wife, Nancy W. Howell, of record Book 4634, Page 775 dated September 6, 1975, said Register's Office. Further being part of the same property conveyed to Joseph P. McAllister and wife, Rachel M. McAllister, as tenants in common by deed from James C. Gooch, of record Book 9813, Page 706, dated September 29, 1995, said Register's Office. Further being the same property conveyed to

Joseph P. McAllister and wife, Rachel M. McAllister, by deed from George C. Crawford, Jr., Trustee, of record Instrument No. 20120710-0060568, dated June 28, 2012, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 County and City taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record Plat Book 1130, Page 9, Plat Book 421, Page 51 and Instrument No. 20120620-0054119, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 412, Page 357, Book 475, Page 458, Book 576, Page 227, Book 674, Page 710 and Book 919, Page 343, said Register's Office.

4. Subject to a street closing and any easement(s) retained in Ordinance No. 91-5, filed with the City of Belle Meade, Davidson County, Tennessee.

5. Subject to a street closing and any easement(s) retained in Ordinance No. 51-8, filed with the City of Belle Meade, Davidson County, Tennessee and of record in Book 2962, Page 54, said Register's Office.

This is improved property known as: **4408 Shepard Place, Nashville, TN 37205.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 18th day of May, 2015.

Joseph P. McAllister

Rachel M. McAllister

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph P. McAllister and Rachel M. McAllister, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of May, 2015.

(Seal)

Notary Public

My Commission Expires: 03/10/2019

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

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