WARRANTY DEED 6126

BILL GARRETT, Davidson County
Trans:T20150046332 DEEDWARR
Recvd: 06/11/15 12:48 2 pgs
Fees:13.00 Taxes:516.15
20150611-0055416

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: ~~December 16, 2018.~~ 1/20/19

(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alyssa Ferraro	Same as new owner	133-01-0 17.00
(NAME)	(NAME)	
432 McClellan Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Kendall R Hampton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alyssa Ferraro, uan unmarried woman, 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 the westerly 60 feet of the easterly 110 feet of an unnumbered lot lying immediately west of Lot No. 15, on the Plan of Radnor Terrace, of record in Book 421, Page 58, Register's Office for Davidson County, Tennessee.

Beginning on the northerly margin of Radnor Terrace, formerly McClelland Avenue, at the southwest corner of the property conveyed to George H. Coleman by deed from Rufie Poteete and wife, of record in Book 1512, page 439, said Register's Office, thence with Coleman's westerly line, northwardly 192 feet; thence westwardly 60 feet; thence southwardly and parallel with Coleman's westerly line, 192 feet to the northerly margin of Radnor Terrace; thence with same eastwardly 60 feet to the beginning.

Being the same property conveyed to Kendall R Hampton by deed recorded on 12/17/04 in Instrument # 20041217-0150503, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as 432 McClellan Ave., Nashville, TN 37211

(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.

Witness **my/our hand(s)** this **5th day of June, 2015**.

Kendall R Hampton

State of Tennessee County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Kendall R. Hampton the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 5th day of June, 2015.

Commission expires:12/16/18

Notary Public

LIBBY WEBSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD