RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156106

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150060101 DEEDWARR
Recvd: 07/23/15 10:17 2 pgs
Fees:13.00 Taxes:843.23
20150723-0072225

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2015.

NOTARY PUBLIC

My commission expires: 10/3/18

DAVID P. WEBER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Brent McCloud 416 Harbor Way Nashville, TN 37214	Same address as new owner	108-12-0-B-171.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Seven Thousand Nine Hundred and 00/100 Dollars ($227,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MATTHEW MCATEE AND WIFE, RENEY MCATEE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **NICHOLAS BRENT MCCLOUD**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 149 on the Plan of Phase 1-A, Section 6, Harborview, of record in Book 7900, Page 645, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to Matthew McAtee and wife, Reney McAtee, by Warranty Deed from Spiros Darsinos and wife, Sophia Darsinos, dated May 1, 2006 and recorded May 8, 2006, of record in Instrument Number 20060508-0053425, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 416 Harbor Way, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 17th day of July, 2015.

MATTHEW MCATEE

RENEY MCATEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Matthew McAtee and wife, Reney McAtee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of July, 2015.

Notary Public

DAVID WEBBER

Printed Notary Name

My commission expires: 10/3/18

