BILL GARRETT, Davidson County
Trans:T20150065365 DEEDWARR
Recvd: 08/06/15 14:12 2 pgs
Fees:13.00 Taxes:1276.50
20150806-0078494

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me, this 31 day of July, 2015.

Notary Public
My commission expires: 10-18-15

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

13-1505-132399

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Dolores Heddinger 5915 Edmonson Pike Nashville TN 37211	New Owner	172-00-0-011.01

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brian McClure and wife, Rebecca McClure**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ira Kessler and Dolores E. Heddinger, married**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 6th (formerly the 8th) Civil District of Davidson County, Tennessee, being part of Lot No. 1, on the Plan of the Partition of the lands of Pierce Waller, deceased, of record in Book 56, Page 453, Register's Office for said County, to which plan reference is hereby made for a more complete description, and as described according to a survey made by Cantrell, Connell and Morrison, Engineers, June 1960 and revised May 15, 1961, and being more particularly described as follows, to-wit:

Beginning on the westerly margin of Edmondson or Owen and Winstead Pike at a point 380 feet south of the southerly margin of Hardscuffle Road; thence with said Pike, south 1 deg. 38' west 302 feet; thence south 74 deg. West 300 feet; thence north 2 deg. East 367 feet to a point 400 feet south of the southerly margin of Hardscuffle Road; thence north 89 deg. 55' east 331.5 feet to the beginning.

For informational purposes only: prior deed references subject property to contain 2.4 acres.

Being the same property conveyed to Brian McClure and wife, Rebecca McClure by deed from Charles J. Pope and wife Pearlie R. Pope, dated August 20, 2010, recorded August 26, 2010, of record in Instrument No. 20100826-0067540, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5915 Edmonson Pike, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30 day of July, 2015.

Brian McClure

Rebecca McClure

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Brian McClure and Rebecca McClure**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 30 day of July, 2015.

State of Tennessee at large

My Commission expires: 9/26/2018

M. KEVIN HEFFELMAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.