BILL GARRETT, Davidson County
Trans:T20150081575 DEEDWARR
Recvd: 09/24/15 15:32 2 pgs
Fees:13.00 Taxes:466.20
20150924-0097410

Warranty Deed

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $126,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of September, 2015. Notary Public My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Daniel B. Depriest Anne Z. Depriest		
7044 Wild Iris Drive	NEW OWNERS	082-13-0-160.00
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JO ANN WRAY, UNMARRIED, MARY D. NEELY, MARRIED, AND KELLY C. MCGAUGHY-PHILLIPS, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL B. DEPRIEST AND ANNE Z. DEPRIEST, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 southerly half of Lot No. 118 in D.T. McGavock's First Addition to Nashville of record in Book 10, Page 606-610 inclusive, in the Register's Office for Davidson County, Tennessee, said part of Lot No. 118 fronts 50 feet on the west side of Seventh Avenue, formerly Vine Street, and runs back parallel lines 152 feet, more or less, to an alley.

Being the same property conveyed to Jo Ann Wray, Mary D. Neely and Kelly C. McGaughy-Phillips by Cash Warranty deed from Jo Ann Wray of record in Instrument No. 20120919-0085112 Register's Office for Davidson County, Tennessee, dated September 18, 2012 and recorded on September 19, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1211 7Th Avenue North, Nashville, TN 37208-2605.

*Mary D. Neely and Kelly C. McGaughy-Phillips are married, but the property is vacant land and is not the residence of either or either spouse.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of September, 2015.

Jo Ann Wray

Mary D. Neely

Kelly C. McGaughy-Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jo Ann Wray and Mary D. Neely and Kelly C. McGaughy-Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of September, 2015.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public