BILL GARRETT, Davidson County
Trans:T20150097946 DEEDWARR
Recvd: 11/18/15 09:30 2 pgs
Fees:13.00 Taxes:1184.00

20151118-0116811

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$320,000.00
X Bernist Leon McMichen III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th day of November, 2015.
Linda Farley Newton
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernist Leon McMichen, III 443 Chestnut Street Nashville, TN 37203	New Owner	019.13-0-065.00 AND 019.13-0-065.01

For and in 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,

James W. McKee, Jr., a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Bernist Leon McMichen, III, a married man

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:

Situated in Davidson County, Tennessee, being described according to a survey by John Kohl & Company, P.C., 400 Seventh Avenue South, Nashville, TN 37203, Patrick S. Coode, Tennessee No. 855, dated August 11, 2005, as follows:

Beginning at a point in the center of Connell Street at the west right of way of the C.S.X. Railroad; thence with the center of said street, S 73 degrees 29' 00" W 49.14 feet to the intersection of McCasland Street and Connell Street; thence continuing along said Connell Street, S 73 degrees 29' 33" W 114.97 feet; thence leaving Connell Street N 15 degrees 36' 59" W 213.91 feet to a point in the center of a drain; thence along said drain N 72 degrees 31' 44" E 97.31 feet to a point in the original centerline alignment of McCasland Street; thence along said centerline alignment S 20 degrees 19' 00" E 102.67 feet to a point; thence leaving centerline alignment N 76 degrees 41' 00" E 53.41 feet to a point on the west right of way of the C.S.X. Railroad; thence with said railroad right of way, along a curve to the right having a radius of 10317.50 feet, a length of 110.15 feet to the point of beginning and containing 28512 square feet or 0.65 acres, more or less.

Being the same property conveyed to James W. McKee, Jr. by Warranty Deed from C. Hugh Hicks, dated 8/17/2005, of record in Instrument Number 20050822-0099396, Register's Office for Davidson County, TN.

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This conveyance is made subject to the following:
1) 2015 and 2016 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved and umimproved property known as: **208 and 210 Connell Street, Goodlettsville, TN 37072**
(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 hand(s) this 13th day of November, 2015.

James W. McKee, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James W. McKee, Jr., with whom I am personally acquainted, (or who 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, at office, this 13th day of November, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076