27859-8 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150097959 DEEDWARR
Recvd: 11/18/15 09:47 2 pgs
Fees:13.00 Taxes:284.90
20151118-0116829

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $77,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of November, 2015.

Notary Public

My commission expires: 7-3-17
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael Wissel **Dallas W. Monday, Jr.**	New Owner	**Map 081-11-0 Parcel 379-00**
2008 Woodlake Court		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert Luke McCrary and Jennifer Coffin, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Wissel, as to an undivided 1% interest, and Dallas W. Monday, Jr., as to an undivided 99% interest, as tenants in common

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 north 25 feet of Lot No. 274 and the south 12 1/2 feet of Lot No. 275 on the Map of D. T. McGavock and others Addition, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert Luke McCrary and Jennifer Coffin, by Deed dated February 26, 2014 from Donald Hardin, of record in Instrument No. 20140303-0017640, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: The Plan of record in Book 21, Page 41, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

This is improved (____) Unimproved (__x__) property, known as **1613 14th Avenue North, Nashville, TN 37208**

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 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 17 day of **November, 2015.**

Robert Luke McCrary

Robert Luke McCrary

Jennifer Coffin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Robert Luke McCrary and Jennifer Coffin,** the within named sellers, 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 official seal at Nashville, Tennessee, this 17 day of **November, 2015.**

Notary Public

My Commission Expires: 10/29/19

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Robert Luke McCrary** the within named seller, 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 Nashville, Tennessee, this 16 day of **November , 2015.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017