WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/07/15 08:40 2 pgs
Fees:13.00 Taxes:414.40
20151207-0122817

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$112,000.00.**

Affiant

Subscribed and sworn to before me this 4th day of December, 2015.

Notary Public
My Commission expires: 3-24-17
(Affix Seal)

JULIA COONE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Devan McClish	Equity Trust Company Custodian FBO The Aesthetic Eye Solo 401K, Haley Johnston Wood, TTEE	08305010300
1019 West Eastland Avenue	1019 W. Eastland Ave.	
Nashville, TN 37206	Nashville, TN 37206	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Karen D. Smith, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Devan McClish and Debra McClish, and TeddyB Homes 401(K) Plan,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 23 of Block E on the plan of East Wood Addition, Dr. E. T. Brown's Resubdivision of the Stratton and Seymour and L. T. Baxter Lands, of record in Book 332, Page 63, Register's Office for said County.

Said Lot No.23 fronts 50 feet on the northerly margin of W. Eastland Avenue, formerly Jackson, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Karen D. Smith from Julia Todd Neel Suwanawongse by Warranty Deed on August 25, 1987, of record in Book 7343, Page 181, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $960.78 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 08305010300, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 332, Page 63, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1019 West Eastland Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 20, 2015.

Karen D. Smith

Karen Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Karen D. Smith, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 20, 2015

My commission expires 5-24-17

Julie Coone

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone

Notary's Signature

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.