WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
McGawesome Real Estate LLC	Same As New Owner	Map 082
(NAME)	(NAME)	
1208 Gartland Ave		Parcel 240.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James Myres,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **McGawesome Real Estate LLC,** 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 Lot Number 33, Carter Lane Place, as of record in Book 547, page 105, Register's Office, Davidson County, Tennessee

Being the same property conveyed to James Myres by Warranty Deed from Mel Martinez, Secretary of Housing & Urban Development filed for record on December 3, 2003, in Instrument No. 200312300183768, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been paid, prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 547, page 105, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 886 Carter Street, Nashville, TN 37206
(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.

BILL GARRETT, Davidson County
Trans:T20150108532 DEEDWARR
Recvd: 12/23/15 13:14 2 pgs
Fees:13.00 Taxes:333.00
20151223-0129255

Witness my/our hands this 22nd day of December, 2015.

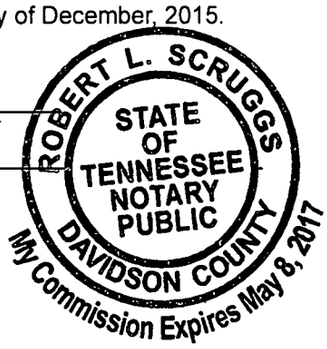
James Myres

State of Tennessee
County of

Personally appeared before me James Myres, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of December, 2015.

Notary Public Robert L. Scruggs
My Commission Expires:



File No.: 36298