BILL GARRETT, Davidson County
Trans:T20160007446 DEEDWARR
Recvd: 01/28/16 10:08 2 pgs
Fees:13.00 Taxes:407.00
20160128-0008224

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 110,000.00

Affiant

Subscribed and sworn to before me, this 15th day of January, 2016.

Notary Public

My commission expires: 9/11/17

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Greg Rohan	~~VOLUNTEER STATE BANK~~	**05101002500**
816 Due West Avenue North	PDB new owner	
Madison, TN 37115		

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 ACKNOWLEDGE, WE,

Justin McCrory

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

Greg Rohan

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 the Eleventh (11th) Civil District of Davidson County, Tennessee, to wit:

Being the East part of Lot No. 31 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of said County and described according to a copy of a survey thereof made by H.R. Swann, Jr., Surveyor, dated April 20, 1947, as follows:

Beginning at a point in the North margin of Due West Avenue in the corner of Lots No. 31 and 32; thence with the line between said lots Northerly 500 feet to a point; thence Westwardly 101.02 feet to an iron pin at the Northeast corner of part of said lots conveyed to Charles McClearen, et ux, by deed of record in Book 1779, page 247, said Register's Office; thence along McClearen's East line South 27 degrees 15 minutes West 508 feet to the common corner of Lots No. 30 and 31 in the North margin of Due West Avenue; thence with the margin of said Avenue Eastwardly 100.17 feet to the beginning.

Being the same property conveyed to Justin McCrory from Federal National Mortgage Association by Specila Warranty Deed dated March 26, 2013 and of record in Instrument No. 20130402-0032559, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 816 Due West Avenue North, Madison, TN 37115.

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 in 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 15th day of January, 2016.

Justin McCrory

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Justin McCrory, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2016.

Notary Public

My Commission Expires: 9/11/17

