WARRANTY DEED

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,616,887.00

Janice S McClanahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Janice S. McClanahan	Same as new owner	130-08-0-136.00
(NAME)	(NAME)	
3609 Trimble Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Powell Hedley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Janice S. McClanahan,** 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 No. 10***, Resubdivision Lot No. 1 Charleston Place and Resubdivision Lot No. 10 Larkway Gardens, as shown on plat of record in Plat Book 5200, Page 534, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Powell Hedley, by Warranty Deed from Robert A. Davidson and Haley Lowman Davidson, husband and wife, dated 6/19/15 and recorded 6/29/15 in Instrument No. 20150629-0062249, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3609 Trimble Road, Nashville, TN 37215
(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/our hands this 12th day of February, 2016.

Powell Hedley

BILL GARRETT, Davidson County
Trans:T20160012078 DEEDWARR
Recvd: 02/12/16 12:20 2 pgs
Fees:13.00 Taxes:5982.48

20160212-0013811

Powell Hedley

State of Tennessee
County of Davidson

Personally appeared before me Powell Hedley, 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 12th day of February, 2016.

Notary Public
My Commission Expires: _____

File No.: 161454

