BILL GARRETT, Davidson County
Trans:T20160015765 DEEDWARR
Recvd: 02/26/16 09:11 2 pgs
Fees:13.00 Taxes:92.50
20160226-0018297

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-160200051

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$25,000.00 Robert McQuiston
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the 19th day of February, 2016
Notary Public
MY COMMISSION EXPIRES: 3-8-16

NOTARY PUBLIC STATE OF TENNESSEE HOLLY E. HILL DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James William Brantley **328 Harris Street** **Madison, TN 37115**	**SAME**	**052-01-0-046.00**

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 ACKNOWLEDGED, WE,

Robert McQuiston and wife, Darlene McQuiston

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

James William Brantley

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. 24 of Block "B" of Crittenden Estates, as per plat of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 50 feet on the South side of Harris Street and extends back between parallel lines 165 feet, to a dead line in the rear.

BEING the same property conveyed to Robert McQuiston and wife, Darlene McQuiston, as tenants by the entireties, by Quitclaim Deed from J.C. McCawley and wife, Annie B. McCawley, dated 6/18/87 and recorded 6/25/87 in Book 7278, Page 448; and being the same property previously conveyed to J.C. McCawley and wife, Annie B. McCawley, by Installment Deed from Jim C. Poindexter and wife, Ruth T. Poindexter, dated 7/9/64 and recorded 7/17/64 in Book 3791, Page 432, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **328 Harris Street, 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 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 our hands this 19th day of February, 2016.

Robert McQuiston

Robert McQuiston

Darlene McQuiston

Darlene McQuiston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert McQuiston and Darlene McQuiston the bargainor(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 and official seal at Nashville, Tennessee, this 19th day of February, 2016.

Commission Expires: 3-8-16

Notary Public

HOUSTON E. HILL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN