WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160016790 DEEDWARR
Recvd: 03/01/16 13:33 2 pgs
Fees:13.00 Taxes:832.50
20160301-0019453

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2016

Notary Public

MY COMMISSION EXPIRES: 1-23-18
(AFFIX SEAL)

TISHA HENDRIX
NOTARY PUBLIC
STATE OF TENNESSEE
DeKALB COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Clayton B. Magness	NEW OWNER	Parcel ID:
1602 Eastside Avenue		09401044400
Nashville, TN 37206		

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

Joanna Goble, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Clayton B. Magness

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 the East 1/2 of Lot 276, on the Plan of Map of Edgefield Land Co.'s First Subdivision of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Gary Hernandez and Joanna Goble by Decree for Redemption from The Metropolitan Government of Nashville and Davidson County, of record in Instrument 20100901-0069435, dated August 3, 2010, Register's Office for said County. See also Final Decree Confirming Sale of record in Instrument 20100112-0002826, deed of record in Instrument 20050218-0018583, said Register's Office. See also Quitclaim Deed of record in Book 10827, Page 628, and deed of record in Book 5358, Page 774, Register's Office for said County. The said Gary Hernandez having since died on May 28, 2011.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 57, Page 130, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1602 Eastside Avenue, Nashville, TN 37206

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 hand this 26th day of February, 2016.

Joanna Goble

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 Joanna Goble, 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 26th day of February, 2016.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.