Box 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160018557 DEEDWARR
Recvd: 03/07/16 14:20 2 pgs
Fees:13.00 Taxes:555.00
20160307-0021702

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

Subscribed and sworn to me on March 4, 2016.

NOTARY PUBLIC

My Commission Expires:

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29214SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Devan McClish 713 45th Avenue North Nashville, TN 37209	SAME	-091-12-0-068

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Virgil T. Abernathy, Jr., and Teresa Annette Abernathy, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Devan McClish, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot Nos. 94 and 96 of Block No. 59, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lot Nos. 94 and 96 front together 50 feet on the westerly side of 45th Avenue North, formerly 4th Street and run back between parallel lines, with the southerly margin of Indian Avenue, 110 feet to an alley.

Being the same property conveyed to V. T. Abernathy and wife, Mary Dee Abernathy from Marion William Henry Toungetter and wife, Mattie Irene Toungetter by Warranty Deed on November 13, 1950, of record in Book 1913, page 331, Register's Office for Davidson County, Tennessee. The said Mary Dee Abernathy having predeceased V. T. Abernathy. The said V. T. Abernathy having since died. The Last Will and Testament of Virgin T. Abernathy, Sr.,, of record in Will Book 170, page 689, in the Probate Clerk's Office for said County, Devised the subject property to Virgil T. Abernathy, Jr., the said V. T. Abernathy and Virgil T. Abernathy, Sr., being one and the same person.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 713 45th Avenue North, Nashville, TN 37209.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 4th day of March, 2016.

Virgil T. Abernathy, Jr.

Teresa Annette Abernathy

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 4, 2016, before me personally appeared Virgil T. Abernathy, Jr. and Teresa Annett Abernathy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on March 4, 2016.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE