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BILL GARRETT, Davidson County
Trans: T20160022466 DEEDWARR
Recvd: 03/18/16 14:53 2 pgs
Fees: 13.00 Taxes: 370.00
20160318-0026057

WARRANTY DEED

J. DYKE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Janet L. McNece
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: May 08, 2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Janet L. McNece and William J. McNece	Janet L. McNece and William J. McNece	10714015600
(NAME)	(NAME)	
1001 Briley Parkway	P.O. Box 73	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Poplar Bluff, MO 63902	
(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, **Clayton Gholson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Janet L. McNece and William J. McNece, wife and husband,** 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. 87 on the Plan of Miro Meadows, as of record in Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee, as follows:

Beginning on the westerly margin of McGavock Pike at the corner of Lot Nos. 87 and 88; thence with the line between said two lots, westwardly 143 feet to the southeasterly corner of Lot No. 112, thence with the line between said Lots Nos. 87 and 112, northwardly 75 feet to the southerly margin of Kent Place; thence with same eastwardly 123.38 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southeastwardly 31.46 feet to the westerly margin of McGavock Pike; thence with the same southwardly 54.37 feet to the beginning.

Being the same property conveyed to Clayton Gholson by deed dated September 14, 1995 from Mir Kader Ali of record in Book 9801, Page 898, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1001 Briley Parkway, Nashville, TN 37217
(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 16th day of March, 2016.

Clayton Gholson, Janet Drake

Clayton Gholson
By: Janet Drake as Attorney-in-Fact
Pursuant to Power of Attorney
recorded in Instrument No. 20141021-0097195, Said Register's Office for Davidson County, TN.

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Janet Drake** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of **Clayton Gholson** as Attorney-In-Fact, as her free act and deed.

WITNESS my hand and seal this 16th day of March, 2016.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-McNece