BILL GARRETT, Davidson County
Trans:T20160025350 DEEDWARR
Recvd: 03/29/16 15:22 2 pgs
Fees:13.00 Taxes:2094.20

20160329-0029631

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$566,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of March, 2016.

Notary Public

My commission expires: 8-23-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Patrick Clifford	**Pinnacle Bank**	**083-09-0-169.00**
1206 Woodland Street	**150 3rd Avenue South, Ste. 900**	
Nashville, TN 37206	**Nashville, TN 37201**	

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,

SHEROD MCGHEE AKA SHERID MCGHEE AND HUSBAND, SCOTT MCGHEE AND DOC MCGHEE AND WIFE, WENDY MCGHEE,

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

PATRICK CLIFFORD, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEE, HIS 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(s) 4, as shown on the map entitled East Edgefield Addition, of record in Plat Book 21, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SHEROD MCGHEE AND HUSBAND, SCOTT MCGHEE AND DOC MCGHEE AND WIFE, WENDY MCGEE, by deed from ANDREW S. HOLEMAN, UNMARRIED, of record as Instrument No. 20110421-0030818, dated April 18, 2011, said Register's Office.

SHEROD MCGHEE AND SHERID MCGHEE ARE ONE IN THE SAME PERSON.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, OF RECORD.

This is improved property known as **1206 Woodland Street, 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 Grantee, his heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 25th day of March, 2016.

SHEROD MCGHEE

SCOTT MCGHEE

Doc McGhee by Sherod Attorney in Fact
DOC MCGHEE BY SHEROD MCGHEE HIS ATTORNEY-IN-FACT

Wendy McGhee by Sherod Attorney in Fact
WENDY MCGHEE BY SHEROD MCGHEE HER ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **SHEROD MCGHEE AND SCOTT MCGHEE**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **25th** day of **March, 2016.**

Notary Public

My Commission Expires: 5-26-16

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **SHEROD MCGHEE**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-fact for **DOC MCGHEE**, the within named bargainor, and that she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **DOC MCGHEE**, the within named bargainor by the said **SHEROD MCGHEE**, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 25th day of March, 2016.

Notary Public

My Commission Expires: 5.26.16

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **SHEROD MCGHEE**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-fact for **WENDY MCGHEE**, the within named bargainor, and that she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **WENDY MCGHEE**, the within named bargainor by the said **SHEROD MCGHEE**, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 25th day of March, 2016.

Notary Public

My Commission Expires: 9-26-16

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY