WARRANTY DEED

Mail To:

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$375,000.00.**

Affiant

Subscribed and sworn to before me this 22 day of June, 2016

Notary Public
My Commission expires: 9-22-2017
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Gray G. Nicar, II	~~SAME~~ Avenue Bank	09401021700
801 South 13th Street	3823 Cleghorn Ave.	
Nashville, TN 37206	Nashville, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Devan McClish, Debra McClish and TeddyB Homes, LLC,** , hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Gray G. Nicar, II and Laura B. Nicar, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 146, on the Plan of Payne, Blakemore and Cummings Addition to Nashville, of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot Number 146 fronts 50 feet on the easterly margin of South 13th South Street and extends back between parallel lines 154 feet to an alley in the rear.

Being the same property conveyed to Devan McClish and Debra McClish, TeddyB Homes, LLC, from Stephen F. Meade and wife, Helen Katherine Creason Pedro Meade, by deed on January 4, 2016, of record in Instrument Number 20160106-0001358, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and assessments for the year 2016 for County and subsequent years, for Map & Parcel 09401021700, which are not due and payable until 10/1/2016.

Subject to all matters as shown on the Plan of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee.

This is improved property known as: **801 South 13th Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20160053621 DEEDWARR
Recvd: 06/23/16 11:54 2 pgs
Fees:13.00 Taxes:1387.50
20160623-0064126

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 June 22, 2016.

Devan McClish

Debra McClish

TeddyB Homes LLC
By: Sandra J. Hale, Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Devan McClish and Debra McClish** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 22, 2016

My commission expires 5-24-17

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Sandra J. Hale, with whom I am personally acquanited, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she is the director of TeddyB Homes, LLC, a Tennessee limited liability company, the maker, that she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that she executed the within instrument, on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennesse, this 22nd day of June, 2016.

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires 5-24-17

Notary Public

WITNESS my hand and Official Seal at office this June 22, 2016

My commission expires _____

Notary Public