BILL GARRETT, Davidson County
Trans:T20160055375 DEEDWARR
Recvd: 06/29/16 10:24 2 pgs
Fees:13.00 Taxes:2297.70
20160629-0066280

This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P16-0523-D

WARRANTY DEED

Address of New Owners:
Ms. Miriam Elise Offutt
2812 Blair Blvd
Nashville, TN 37212

Send Tax Bills To:
new owner

For and 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, I,
Trisha C. McClanahan

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Miriam Elise Offutt, a single woman

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:

Lying and being in Davidson County, Tennessee, and being Lot No. 16 of Block 7 on the Plan of Fairfax Place, of record in Book 547, Pages 133, 137 and 138, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Trisha C. McClanahan, by deed from Thomas L. Moore and wife, Gail G. Moore, dated March 24, 2000, and of record in Instrument Number 20000327-0030348, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Blair Boulevard.

This property is subject to all matters shown on a plat of record in Book 547, Pages 133, 137 & 138, in the Register's Office of Davidson County, Tennessee.

This property is subject to a restrictive covenant for a detached structure of record in Instrument Number 20071217-0144420, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 2812 Blair Blvd, Nashville, TN 37212

THIS CONVEYANCE IS SUBJECT TO: 2016 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 the 27th day of June, 2016.

Trisha McClanahan

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 Trisha McClanahan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of June, 2016.

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires: March 3, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $621,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of June, 2016.

Notary Public

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 10/18/2016

Map: 104 10 0
Parcel: 225.00