Warranty Deed

BILL GARRETT, Davidson County Trans:T20160057267 DEEDWARR Recvd: 07/06/16 09:07 2 pgs Fees:13.00 Taxes:418.10 20160706-0068867	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $113,000.00. Affiant Subscribed and sworn to before me, this the 30th day of June, 2016. Notary Public My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joshua Mahaffey	new owner	
1720 14th Avenue North		081-11-0-424-00
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MATT MCCUTCHAN, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA MAHAFFEY,** unmarried, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the south half of Lot No. 194 on the Plan of McGavock and Wetmore's Second Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 194 fronts 50 feet on the easterly side of 14th Avenue North, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Sylvester Jordan by quitclaim deed from Madelyn C. Wade of record in Book 9992, page 681, Register's Office for Davidson County, Tennessee, dated March 26, 1996 and recorded on March 27, 1996. The said Sylvester Jordan is now deceased, see case no. 14P1862 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), and will of record in Instrument No. 20141209-0112705, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matt McCutchan, married by Warranty deed from Jourdan Majors-Douglas, as executrix for Estate of Sylvester Jordan of record in Instrument No. 20160317-0025555 Register's Office for Davidson County, Tennessee, dated March 16, 2016 and recorded on March 17, 2016.

**Neither Grantor, nor Grantor's spouse, ever resided in the above-described real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1720 14th Avenue North, Nashville, TN 37208.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of June, 2016.

Matt McCutchan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matt McCutchan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of June, 2016.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018