WARRANTY DEED



Davidson County DEEDWARR
Recvd: 07/15/16 14:59 3 pgs
Fees:18.00 Taxes:481.00
20160715-0073084

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$130,000.00.**

Affiant

Subscribed and sworn to before me this 12th day of July, 2016

Notary Public
My Commission expires: 5-24-17
(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:
Devan McClish	Same	09316001200
8001 Anna Court		
Greenbrier, TN 37073		

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, **Larry Drake, Emily A Drake**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Devan McClish and Kirtley Whittington**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Property 1: 112 Claiborne Street Nashville, TN 37210:

Land in Davidson County, Tennessee, being Lot Number 86 on the map of Maury and Claiborne's addition to South Nashville, of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry Drake from HomeTrust Partners by Warranty Deed on March 28, 2012, of record in Instrument Number 20120404-0028756, Register's Office for Davidson County, Tennessee. Further conveyed to Emily A. Drake from Larry Drake by Quitclaim Deed on October 29, 2012, of record in Instrument Number 20121108-0103327, Register's Office for Davidson County, Tennessee.

Property 2: 116 Claiborne Street Nashville, TN 37210:

Land in Davidson County, Tennessee, being Lot Number 84 on the map of Maury and Claiborne's addition to South Nashville, of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry Drake from HomeTrust Partners by Warranty Deed on February 10, 2012, of record in Instrument Number 20120214-0012847, Register's Office for Davidson County, Tennessee. Further conveyed to Emily A. Drake from Larry Drake by Quitclaim Deed on October 29, 2012, of record in Instrument Number 20121108-0103326, Register's Office for Davidson County, Tennessee.

Property 3: 122 Claiborne Street Nashville, TN 37210:

Land in Davidson County, Tennessee, being Lot Number 81 on the map of Maury and Claiborne's addition to South Nashville, of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry Drake d/b/a Drake Properties from Emmett Nation by Warranty Deed on June 24, 2014, of record in Instrument Number 20140626-0056187, 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 in the estimated amount of $570.00 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 09316001200, which are not due until 10/1/2016.
- Taxes and assessments for the year 2016 in the estimated amount of $477.56 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 09316001400, which are not due until 10/1/2016.
- Taxes and assessments for the year 2016 in the estimated amount of $633.38 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel
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09316001700, which are not due until 10/1/2016.

- Subject to all matters as shown on the Plan of record in Plat Book 21, Pages 84-85, Register's Office for Davidson County, Tennessee.

This is improved property known as: **112 Claiborne Street, Nashville, TN 37210**

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.

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 29, 2016.

Larry Drake

Emily A Drake

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Larry Drake and Emily A Drake** 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 29, 2016

My commission expires 5-24-17

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE