WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/15/16 15:15 2 pgs
Fees:13.00 Taxes:166.50
20160715-0073101

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $45,000.00.

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 29th day of June, 2016

Julie Coone
Notary Public
My Commission expires: 5-24-19
(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	09316032901
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, **Paulene Cantrell**, 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:

Beginning at the southwest corner of the part of Lot No. 6, on the Bransford Realty Company's Re-subdivision of part of Weakly and Warren's Re-subdivision of Block D, Hermitage Additions of record in Book 421, Page 58, Register's Office of Davidson County, Tennessee.

Said Lot owned by Allen R Gregory and wife, Dolly M. Gregory, thence running in a northern direction to a point on the southside of an alley; thence in a western direction parallel to said Alley 15 feet to a point; thence in a southern direction 77 feet more or less to a point, on the north-side of Napier Street; thence in an eastern direction 15 feet to a point of the beginning.

Being the same property conveyed to Allen R. Gregory and wife, Dolly M. Gregory from Lottie Lawrence, a widow, by Warranty Deed on January 28, 1977, of record in Book 5119, Page 746, 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 $635.63 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 09316032901, which are not due until 10/1/2016.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **116 JC Napier 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 ~~May~~ June 29, 2016.

Paulene Cantrell

Paulene Cantrell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Paulene Cantrell** 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 ~~May~~ June 29, 2016

My commission expires 5-24-17

Julie Coone
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, Julie Coone, 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.

Julie Coone
Notary's Signature

My commission expires: 5-24-17

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