Send Tax Statements To:
New Owner

Name and Address of New Owner:
Richard P. McCrea
600 12th Ave, S, #306
Nashville, TN 37203

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel 83-5-102
Account Number:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **RUBY LORENE TEMPLE**, has this day bargained and sold and does hereby transfer and convey unto, **RICHARD P. MCCREA AND MEGAN M. MCCREA,** * Husband and wife their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Being all of Lot No. Twenty-Two (22) in Block "E", on the plan of Eastwood Addition, according to plat and survey appearing of record in Book 332, page 63, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Said Lot No. 22 fronts fifty (50) feet on the northerly side of Jackson Street or Eastland Avenue, and extends back northerly between parallel lines 150 feet, more or less, to an alley.
>
> Being the same property conveyed to William Thomas Temple and wife, Ruby Lorene Temple, with right of survivorship, by deed from William Thomas Temple, dated April 25, 2013, appearing of record in Instrument Number 20130430-0042785, of the Register's Office of Davidson County, Tennessee.
>
> William Thomas Temple, having since died as of June 23, 2013.
>
> This conveyance is made subject to any and all matters shown on said plat and survey of record in Book 332, page 63, of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **RICHARD P. MCCREA AND MEGAN M. MCCREA,** their heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20160061834 DEEDWARR
Recvd: 07/19/16 09:20 2 pgs
Fees:13.00 Taxes:1191.40
20160719-0073981

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 18th day of July, 2016.

Ruby Lorene Temple

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Ruby Lorene Temple, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 18th day of July, 2016.

BRANDIE A TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 6-21-20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $322,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT 7-18-2016

SWORN to and subscribed before me,
this 18th day of July, 2016.

NOTARY PUBLIC
My Commission Expires: 8/20/19

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019