Box 10-B

BILL GARRETT, Davidson County
Trans:T20160064220 DEEDWARR
Recvd: 07/26/16 13:26 2 pgs
Fees:13.00 Taxes:222.00
20160726-0076857

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERNEST McCLAIN	**SAME**	**059-09-0-019.00**
(NAME) **741 MAYS CHAPEL ROAD**	(NAME)	
(ADDRESS) **MT. JULIET, TN 37122**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, BETTY JEAN MUSA-GADJGO, BEING THE SOLE HEIR AT LAW OF MILDRED ALLEN CASON, DECEASED,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERNEST MCCLAIN,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 7 on the Plan of Haynes Estates, Section I, of record in Book 3700, pages 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ORRIS THORNE CASON, SR., AND DAUGHTER, EARLINE CASON, by deed from W.L. BAINBRIDGE COMPANY, of record in Book 4185, page 68, dated October 17, 1967, said Register's Office. The said ORRIS THORNE CASON, SR. having since died intestate on or about February 24, 1996, leaving MICHAEL RAY CASON, EARLINE CASON, ELIZABETH CASON, LURAVILLE CASON SPICER and MILDRED ALLEN CASON, as his only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20160623-0064204, said Register's Office. Said property being further conveyed to EARLINE CASON, ELIZABETH CASON, LURAVILLE CASON SPICER, MILDRED ALLEN CASON, DELORES CASON, BETTY JEAN MUSA, MICHAEL CASON, SR. AND JASMINE MUSA, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by Quitclaim Deed of record in Book 10083, page 845, dated June 8, 1996, said Register's Office. The said EARLINE CASON having since died intestate on or about October 14, 2005. ELIZABETH CASON, LURAVILLE CASON SPICER, MILDRED ALLEN CASON, DELORES CASON, BETTY JEAN MUSA, MICHAEL CASON, SR. AND JASMINE MUSA further conveyed property to ELIZABETH CASON AND MILDRED ALLEN CASON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by Quitclaim Deed of record in Instrument No. 20060421-0046087, dated April 20, 2006. The said ELIZABETH CASON having since died on or about December 10, 2009, leaving MILDRED ALLEN CASON as the surviving tenant. The said MILDRED ALLEN CASON having since died intestate on or about November 6, 2012, leaving BETTY JEAN MUSA-GADJGO as her only heir-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20160623-0064204, said Register's Office.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR, BETTY JEAN MUSA-GADJGO.

This conveyance is subject to matters shown on the Plan of record in Book 3700, page 127; Restrictions of record in Book 4142, page 406; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **3037 KINGS LANE, NASHVILLE, TN 37218**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 26th day of July, 2016.

BETTY JEAN MUSA-GADJGO

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 **BETTY JEAN MUSA-GADJGO**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of July, 2016.

My commission expires: November 5, 2018

Notary Public

