BILL GARRETT, Davidson County
Trans: T20160066441 DEEDWARR
Recvd: 08/02/16 13:05 2 pgs
Fees: 13.00 Taxes: 629.00

20160802-0079733

WARRANTY DEED

CARLA R. DILLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: December 08, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carl McKelvey Jr.	Carl McKelvey Jr.	04208009100
(NAME)	(NAME)	
349 Nesbitt Lane	2605 Peabody Ct.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Michael Combs and Jesse Cartwright,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Carl McKelvey Jr.,** hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 12 on the plan of Heritage Village, Section Four, as shown by plat of record in Book 6200, page 137, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael Combs, unmarried* by deed from Margaret Sims, as Trustee under the 349 Nesbitt Lane Land Trust, with full authority to sell and convey, dated 10-24-08 of record in Instrument #20081028-0107643, Register's Office for said County.

* Michael Combs and Jesse Cartwright are now married.
Jesse Cartwright joins solely for the purpose of marital interest.

This is improved ☑ property, known as 349 Nesbitt Lane, Madison, TN 37115
(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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 our hands this 29th day of July, 2016.

Jesse Cartwright

Michael Combs

State of Tennessee
County of Rutherford

Personally appeared before me Michael Combs and Jesse Cartwright, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of July, 2016.

Notary Public Carla R. Dillard
My Commission Expires: December 08, 2016

File No.: 0552

