WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160067728 DEEDWARR
Recvd: 08/05/16 11:00 2 pgs
Fees: 13.00 Taxes: 599.40
20160805-0081340

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $162,000.00.

Affiant

Subscribed and sworn to me on August 2, 2016.

NOTARY PUBLIC

My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29601SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Edward Mahan McKinney 713 Oneida Avenue Nashville, TN 37207	New owner	071-12-0-181.00-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Devan McClish, an unmarried man, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Edward Mahan McKinney, unmarried hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being part of Lot Nos. 80 and 81 on the Map of Victory Heights, as of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee, and described according to a survey made by James A. Hamilton, Jr., on September 6, 1947, as follows:

BEGINNING at a point in the northerly margin of Oneida Avenue at the common corner of Lot Nos.: 80 and 81; thence, northerly 148.5 feet, more or less, to a point in the southerly margin of Lot No. 72, 13 feet, more or less, West of the common corner of Lot Nos.: 80 and 81; thence, westerly with the northerly lines of Lot Nos. 80 and 81 and the southerly lines of Lots 72 and 71, 60 feet, more or less, to a point 13 feet, more or less, West of the common corner of Lot Nos. 81 and 82; thence, southerly 161 feet, more or less, to a point with the northerly margin of the same, westerly 60 feet, more or less, to the point and place of BEGINNING.

BEING the same property conveyed to Devan McClish, by Warranty Deed from Tyrone L. Bailey, dated June 22, 2016 and recorded June 30, 2016, of record in Instrument No.: 20160630-0066961, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. The Plan of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee.
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 713 Oneida Ave., Nashville, TN 37207.

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, his heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 2nd day of August, 2016.

Devan McClish

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Devan McClish, an unmarried man to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on August 2, 2016.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE