WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160078602 DEEDWARR
Recvd: 09/08/16 08:59 2 pgs
Fees: 13.00 Taxes: 1312.02
20160908-0094368

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$354,600.00.**

Affiant

Subscribed and sworn to before me this 7th day of September, 2016

Notary Public
My Commission expires: 6-19-18
(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:
Daniel Zavala	New Owner	08305010300
1019 West Eastland Avenue		
Nashville, TN 37206		

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, **Devan McClish, Debra McClish, and Sandra Hale, Trustee for the benefit of TeddyB Homes 401 (K) Plan**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Daniel Zavala, a married man,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 23 of Block E on the plan of East Wood Addition, Dr. E. T. Brown's Resubdivision of the Stratton and Seymour and L. T. Baxter Lands, of record in Book 332, Page 63, Register's Office for said County.

Said Lot No.23 fronts 50 feet on the northerly margin of W. Eastland Avenue, formerly Jackson, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Devan McClish and Debra McClish, and TeddyB Homes 401 (K) Plan, from Karen D. Smith, unmarried, by deed on November 20, 2015, of record in Instrument Number 20151207-0122817, 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 $960.78 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 08305010300, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 332, Page 63, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1019 West Eastland Avenue, Nashville, TN 37206**

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 September 2, 2016.

Devan McClish

Debra McClish

Sandra Hale, trustee for the benefit of TeddyB Homes 401(K) plan.

Sandra Hale, Trustee for the benefit of TeddyB Homes
401 (K) Plan

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Devan McClish, and Debra McClish,** 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 September 2, 2016

My commission expires 5-24-17

Julie Coone

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Sandra Hale,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Manager for **TeddyB Homes, LLC** the within named bargainor, and that she as such authorized manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Sandra Hale, Manager for TeddyB Homes LLC**, the bargainor.

WITNESS my hand and Official Seal at office this September 2, 2016

My commission expires 5-24-17

Julie Coone

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN