BILL GARRETT, Davidson County
Trans:T20160080440 DEEDWARR
Recvd: 09/14/16 09:52 3 pgs
Fees:18.00 Taxes:92.50
20160914-0096526

PREPARED BY AND RETURNED TO:
BELLE MEADE TITLE AND ESCROW CORP.
109 KENNER AVENUE, SUITE 201
NASHVILLE, TN 37205
FILE 15358 BOX 26B

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Jhon J. Pulecio	New Owner	04316001400
808 Bryan Street		
Old Hickory, TN 37138		

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY D E E D

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, William R. McCarty, Jr., Trustee of the William R. McCarty Jr. Living Trust (hereinafter referred to as "Grantor"), has bargained and sold and by these presents do hereby sell, bargain, and convey to Jhon J. Pulecio, a single person (hereafter referred to as the "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Being Lot No. 44 of Block "B" on the Revised Plan of Myatt-Eagan Subdivision of record in Book 1424, page 107, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 50 feet on the west side of Eagan Circle and runs back 206 feet on the north line and 212.2 feet on the south line to a dead line in the rear on which it measures 50.39 feet.

Being part of the same property to The William R. McCarty, Jr. Living Trust, by Quitclaim Deed from William Roderick McCarty, Jr., of record in Instrument Number 20110524-0039740, Register's Office for Davidson County, Tennessee.

This is unimproved real property commonly known as 0 Eagan Circle, Madison, TN 37115.

This conveyance is subject to the following:
1. Taxes for the years after 2016 for Davidson County, Tennessee, which are not yet due and payable.
2. All matters as shown on plat of record in Book 1424, page 107, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $25,000.00.
(
(
(Subscribed and sworn to before me
(this 9th day of September, 2016.
(
(
(
(My Commission Expires: 12-6-19

Affiant

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of an undivided interest in said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 9th day of September, 2016.

WILLIAM R. MCCARTY, JR. TRUSTEE OF THE
WILLIAM R. MCCARTY JR. LIVING TRUST

By: _____
WILLIAM R. MCCARTY, JR., TRUSTEE

_____
WILLIAM R. MCCARTY, JR, Individually

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared William R. McCarty, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the William R. McCarty, Jr. Trustee of the William R. McCarty Jr. Living Trust acknowledged that he is authorized to execute the foregoing instrument on behalf of the William R. McCarty, Jr. Trustee of the William R. McCarty Jr. Living Trust the within named bargainor, William R. McCarty, Jr. Trustee of the William R. McCarty Jr. Living Trust, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of William R. McCarty, Jr. Trustee of the William R. McCarty Jr. Living Trust by him/herself as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee this 9th day of September, 2016.

Notary Public

My Commission Expires: 1-6-19

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally William R. McCarty, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 9th day of September, 2016.

Notary Public

My Commission Expires: 1-6-19