WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160083859 DEEDWARR
Recvd: 09/23/16 14:52 2 pgs
Fees: 13.00 Taxes: 2290.30
20160923-0100670

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $619,000.00

Paulette Gayden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN My Commission Expires MAR 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Whitney Lawson	Shelter Lending Services	117 13 0B 036.00
(NAME)	(NAME)	
127 Abbottsford Drive	4000 N. Brown Deer Rd. Ste. E	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Brown Deer, WI 53209	
(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, I, **Janice S. McClanahan,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Whitney Lawson, unmarried and Hamilton Gayden and wife, Paulette Gayden, as Tenants in Common with Right of Survivorship,** hereinafter called the GRANTEES, their 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. 127 on the Plat of Phase One of Abbottsford, a Planned Unit Development, as of record in Plat Book 6250, Pages 419-421, as amended in Book 6771, Page 683 and Book 6800, Page 164, 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 Janice S. McClanahan, by Warranty Deed from Douglas H. McClanahan, dated 3/5/08 and recorded 3/7/08 in Instrument No. 20080307-0023567; and being the same property previously conveyed to Douglas H. McClanahan and wife, Janice S. McClanahan, by Warranty Deed from C. Terry Deaton and wife, Gretchen V. Deaton, dated 4/22/96 and recorded 4/24/96 in Book 10024, Page 811, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 127 Abbottsford Drive, Nashville, TN 37215
(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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my/our hands this 22nd day of September, 2016.

Janice S. McClanahan

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 Janice S. McClanahan, the bargainor(s), 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 seal this 22nd day of September, 2016.

Notary Public
My Commission Expires: _____

File No.: 162332

