RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans: T20160101611 DEEDWARR
Recvd: 11/17/16 09:28 2 pgs
Fees: 13.00 Taxes: 806.60
20161117-0121163

Warranty Deed

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $218,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2016.

Notary Public

My commission expires: 8-20-2019

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Steven K. McAnany	F&M Bank	
2000 Riverwood Drive	50 Franklin Street	073-01-0-068.00
Nashville, TN 37216	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANDREW MCARTHUR DEAN AND MARGARET BROWN-DEAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN K. MCANANY, UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee described as follows, to wit:

Being Lot No. 15 of Block "A" on the map of Happy Valley Subdivision, not of record and described as follows:

Beginning at a point in the Southerly margin of Williams Ferry Road, the corner of Lots Nos. 15 and 16; thence with the line between said Lots Southerly 170.5 feet to the corner of said lots and of Lots Nos. 34 and 35; thence with the line between Lots Nos. 15 and 34 Westerly 75 feet to the corner of said lots and of Lots Nos. 14 and 33; thence with the line between Lots Nos. 15 and 14 Northerly 168.5 feet to the South margin of Williams Ferry Road; thence with the margin of the same Easterly 75 feet to the point of beginning.

Being the same property conveyed to Andrew McArthur Dean and Margaret Brown-Dean, husband and wife by Warranty deed from Charles Booth and Danica Booth, husband and wife of record in Instrument No. 20121031-0099941 Register's Office for Davidson County, Tennessee, dated October 29, 2012 and recorded on October 31, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2000 Riverwood Drive, Nashville, TN 37216.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of November, 2016.

Andrew McArthur Dean

Margaret Brown-Dean

STATE OF Washington
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew McArthur Dean and Margaret Brown-Dean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of November, 2016.

Notary Public

My Commission Expires: 4/7/20

YOUNG CHANG
NOTARY PUBLIC
COMMISSION EXPIRES
04-07-20
STATE OF WASHINGTON