BILL GARRETT, Davidson County
Trans:T20160102969 DEEDWARR
Recvd: 11/21/16 15:06 2 pgs
Fees:13.00 Taxes:2627.00
20161121-0122828

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $710,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of November, 2016.

Notary Public

My commission expires: 7-2-18

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:
Cynthia Wood MacLean Bradley A. MacLean	New Owner	
1702 Villa Place		104-08-0-390.00
Nashville, TN 37212		

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, **JAN WATSON, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CYNTHIA WOOD MACLEAN REVOCABLE TRUST AND BRADLEY A. MACLEAN REVOCABLE TRUST, AS TENANTS IN COMMON**, 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:

Land in Davidson County, Tennessee, being the North 60 feet of Lot No. 61 on the Plan of O. B. Hayes Large Lots, called Rokeby of record in Plat Book 21, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lot No. 61 fronts 60 feet on the Easterly side of Villa Street, and runs back parallel lines 159.47 feet, more or less, to a point half way between said Street and 15th Avenue South.

Being the same property conveyed to Bruce A. Johnson, Jr., individually by Quitclaim deed from Lerlie Cleveland, trustee of Testamentary Trust f/b/o Bruce A. Johnson, Jr. of record in Instrument No. 20110121-0005876 Register's Office for Davidson County, Tennessee, dated January 14, 2011 and recorded on January 21, 2011.

Being the same property conveyed to Bruce A. Johnson, an unmarried man by Quitclaim deed from Tiffany R. Johnson, an unmarried woman of record in Instrument No. 20160229-0019191 Register's Office for Davidson County, Tennessee, dated February 25, 2016 and recorded on February 29, 2016.

Being the same property conveyed to Teesdale Properties, LLC, a Tennessee limited liability company by Warranty deed from Bruce A. Johnson, Jr., an unmarried man of record in Instrument No. 20160229-0019192 Register's Office for Davidson County, Tennessee, dated February 25, 2016 and recorded on February 29, 2016.

Being the same property conveyed to Jan Watson by Quitclaim deed from Teesdale Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20160421-0038876 Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 21, 2016.

**Neither Grantor, nor Grantor's spouse, ever resided in the above-described real property.*

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 1702 Villa Place, Nashville, TN 37212.

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 18th day of November, 2016.

Jan Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jan Watson, 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 18th day of November, 2016.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018