WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160109196 DEEDWARR
Recvd: 12/13/16 09:25 2 pgs
Fees:13.00 Taxes:1258.00

20161213-0130356

State of Tennessee
County of ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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
Matthew Walker	new owner	085-01-0-003.00
(NAME)	(NAME)	
2705 Glenoaks Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, We, **Robert E. McNaron and wife, Martha E. McNaron,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew Walker and wife, Chelsea Freemon,** 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. 18 on the Plan of McGavock Heights, Section 3, of record in Book 2330, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Robert T. McNaron and wife, Martha E. McNaron by Warranty Deed from Frances E. Grayson, a widow, dated 4/25/88 and recorded 4/25/88 in Book 7525, Page 725, in the Register's Office of Davidson County, Tennessee.

Martha E. McNaron is a/k/a Elaine McNaron

unimproved ☐

This is improved ☑ property, known as 2705 Glenoaks Drive, Nashville, TN 37214
(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.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) ALL MATTERS IN PLAT OF RECORD IN BOOK 2330, PAGE 102, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

Witness my/our hands this 9th day of December, 2016.

Robert T. McNaron

Martha E. McNaron

State of Tennessee
County of Sumner

Personally appeared before me Robert T. McNaron and Martha E. McNaron, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of December, 2016.

Notary Public _____
My Commission Expires: _____

File No.: 162535

