WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160113179 DEEDWARR
Recvd: 12/22/16 15:39 2 pgs
Fees: 13.00 Taxes: 1406.00
20161222-0135015

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$380,000.00**,

Affiant

Subscribed and sworn to before me this 20th day of December, 2016

Notary Public
My Commission expires:

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michael J. Hurley	USAA Federal Savings Bank	072160400200CO
2202 Sheridan Road	10750 McDermitt Freeway	
Nashville, TN 37206	San Antionia, TX 78288	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Devon McClish, unmarried, Debra McClish, unmarried and Calvit Ratcliffe, unmarried**, hereinafter called the GRANTORS, do hereby bargain, sell, convey and confirm unto **Michael J. Hurley**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, of The Plan of 2202 Sheridan Road, a Townhouse Planned Unit Development, as shown on Exhibit "B" of 2202 Sheridan Road, a Townhouse Planned Unit Development, of record as Instrument No. 20160309-0022406, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20160309-0022406, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Devan McClish, Debra McClish and Calvit Ratcliffe, from Sharon Ann Nichols, unmarried, by deed on December 21, 2015, of record in Instrument Number 20151228-0129657, Register's Office for Davidson County, Tennessee. This is investment property and has never been used as residential.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of (TO BE ASSESSED) for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 072160400200CO, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Master Deed of record in Instrument Number 20160309-0022406, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1424, Page 79, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2202 Sheridan Road, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this .

Devan McClish

Debra McClish

Calvitt Ratcliffe

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Devon McClish and Debra McClish** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this

My commission expires 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Calvit Ratcliffe** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this

My commission expires 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Notary Public