WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M165660

This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# R80-14

ADDRESS NEW OWNER:
Carina Estera
118 Ray Avenue
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank of America
P.O. Box 650070
Dallas, TX 75265-0070

BILL GARRETT, Davidson County
Trans:T20170002780 DEEDWARR
Recvd: 01/11/17 10:03 2 pgs
Fees:13.00 Taxes:480.63
20170111-0003101

MAP 053
GROUP 15-0
PARCEL 006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joshua Mark McClung, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Carina Estera, unmarried**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee described as follows to wit:

Being Lot #14 and part of Lot #13 of the Green Heights Subdivision, which is of record in Book 1835, Page 112 of the Register's Office of Davidson County, Tennessee. Said part of Lot #13 being a strip on the Westerly side of said lot which begins at the Southeasterly corner of Lot #14, and running in a Southeasterly direction with the Southerly margin of Lot #13 to a point 30 ft. from said corner of Lot #14; thence on a straight line to the Northeasterly corner of Lot #14. Said parcel of land included in this conveyance begins at a monument at the Southwesterly corner of Lot #14; thence in a Southeasterly direction on a straight line along the rear of Lot #14 and continuing for a distance of 116.3 ft. from said monument; thence on a straight line to a point in the Southerly margin of Ray Avenue to an iron pin being the Northeast corner of Lot #14; thence in a Northwesterly direction with the said margin of Ray Avenue 54.87 ft. to a monument and continuing with the margin of Ray Avenue, at a slight angle to the left to another monument in said margin; thence bearing to the left with the margin of said street 26.4 ft. to a monument at the Northwest corner of said lot; thence on a straight line 293.8 ft. to the point of beginning.

Being the same property conveyed to Joshua Mark McClung by deed from Windle A. Webster, Sr., Personal Reprensentative of the Estate of Nola Maude Webster, deceased dated December 1, 2011, of record in Instrument no. 20120110-0002547, Register's Office for Davidson County, Tennessee.

This is improved property known as 118 Ray Avenue, Old Hickory, Tennessee 37138. Possession is to be given on January 6, 2017.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 6th day of January, 2017.

Joshua Mark McClung

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joshua Mark McClung**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of January, 2017.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer ~~is~~ $129,900.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of January, 2017.

NOTARY PUBLIC

My Commission Expires:

4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019