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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170014067 DEEDWARR
Recvd: 02/16/17 10:16 2 pgs
Fees:13.00 Taxes:592.00
20170216-0015945

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark McPherson and Marilze McPherson	Mark McPherson and Marilze McPherson	10212001000
(NAME)	(NAME)	
855 Summerly Drive	855 Summerly Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, **Ronald K. McPherson, Trustee and Eunice Ann McPherson, Trustee,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark McPherson and Marilze McPherson, husband and wife,** 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 lying in Davidson County, more particularly described as follows:

BEING Lot No. 117 of Section V of Horton Heights, a subdivision of record in Book 1835, Page No. 130, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 117 fronts 90 feet on the southerly side of Summerly Drive and extends back between lines 259.3 feet on the easterly side and 262.8 feet on the westerly side to a dead line in the rear, measuring 112.2 feet thereon.

BEING the same property conveyed to Ronald K. McPherson and Eunice Ann McPherson, Trustees of The Ronald K. McPherson Living Trust, established by the Revocable Trust Agreement of Ronald K. McPherson, dated April 8, 2008 by deed from Ronald K. McPherson of record in Instrument No. 20080626-0065623, Register's Office for Davidson County, Tennessee.

This conveyance is SUBJECT to a sanitary sewer and/or storm drainage easement of record in Book 4316, Page 121, Register's Office for Davidson County, Tennessee, and a 50-foot minimum building setback line from Summerly Drive, and a 10-foot easement for public utility purposes along the rear line of said lot, as shown on plan of record in Book 1835, Page 130, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 855 Summerly Drive, Nashville, TN 37209
(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.

Witness my/our hands this **14th day of February, 2017**.

Ronald K. McPherson and Eunice Ann McPherson, Trustees of the Ronald K. McPherson Living Trust, established by The Revocable Trust Agreement of Ronald K. McPherson dated April 8, 2008.

Ronald K. McPherson
By: Ronald K. McPherson, Trustee

Eunice Ann McPherson
By: Eunice Ann McPherson, Trustee

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Ronald K. McPherson and Eunice Ann McPherson** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be **Trustees of Ronald K. McPherson and Eunice Ann McPherson, Trustees of the Ronald K. McPherson Living Trust, established by The Revocable Trust Agreement of Ronald K. McPherson dated April 8, 2008** and that as such **Trustees** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as **Trustees.**

WITNESS my hand and seal this 14th day of February, 2017.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 17-McPherson