WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/17 14:31 2 pgs
Fees:13.00 Taxes:148.00
20170301-0020393

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$40,000.00.**

Joshua Mc Clung
Affiant

Subscribed and sworn to before me this 27 day of February, 2017

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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:
Elite Home Improvement, LLC	SAME	04400000100
114 Ray Avenue		
Old Hickory, TN 37138		

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, **Holly McClung, Executrix of the Estate of Carl Thomas McClung**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Elite Home Improvement, LLC, a Tennessee limited liability company**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 4th Civil District of Davidson County, Tennessee, being part of Lot No. 4 of an unrecorded Subdivision of Leonard L. Clark, near Old Hickory, purchased from Nashville Industrial Corporation, of record in Book 1174, Page 642, Register's Office for said County, and described according to a survey by Odo E. Rhodes, Surveyor, on February 3, 1962, as follows:

Beginning at a point in the southwesterly margin of the right of way line of Scenic View Road, said point being 944 feet north of a railroad iron set in the west margin of said Road; running thence North 47° 40' West 90 feet to an iron stake in the margin of said Road, corner of L. J. Woodard; thence South 52° West 250 feet with said Woodard to a stake, corner to said Woodard; thence South 47° 40' East 90 feet with said Woodard to a stake; thence North 52° East 250 feet to a stake in the road, the point of beginning.

Being the same property conveyed to Carl Thomas McClung, unmarried from Oliver N. McClung and wife, Rebecca C. McClung by Warranty Deed on November 18, 1977, of record in Book 5225, Page 258, Register's Office for Davidson County, Tennessee. Further conveyed to Carl T. McClung and wife, Pamela D. McClung, as tenants of entirety by Quitclaim Deed on May 23, 1997, of record in Book 10479, Page 670, Register's Office for Davidson County, Tennessee. Further conveyed to Carl Thomas McClung from Carl Thomas McClung and wife, Pamela Darlene McClung by Quitclaim Deed on April 13, 1999, of record in Book 11430, Page 688, Register's Office for Davidson County, Tennessee. The said Carl Thomas McClung having since died testate by evidence of a Last Will and Testament of record as Case No. 16P1382, Probate Court for Davidson County, Tennessee. The Estate was insolvent and the real property was brought into the Estate and under the control of Executrix, Holly McClung, to satisfy the debts of the estate by Order of the Court Dated January 20, 2017.

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 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 1174, Page 642, Register's Office Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **118 Scenic View #M, Old Hickory, TN 37138**

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 February 27, 2017.

The Estate of Carl Thomas McClung

BY: _____
Holly McClung, Executrix

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and Official Seal at office this February 27, 2017

My commission expires 8/5/18

_____
Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My commission expires: 5-24-17

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