Record & Return

WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Ryan McLean	New Owner	160-11-52.00
5629 Hearthstone Lane		
Nashville, TN 37027		

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Vera M. Blair, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Ryan McLean, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Hearthstone, Phase 7, of record in Book 6250, page 935, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Vera M. Blair by Warranty Deed from Janet D. Craig of record in Instrument Number 20110412-0028138, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 5629 Hearthstone Drive, Brentwood, TN 37027.

This conveyance is subject to the following:

1. County Taxes for the year 2017 for Davidson County, Tennessee.
2. All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; any and all applicable governmental and/or zoning regulations.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $430,000.00.
(
(Subscribed and sworn to before me
(this 7th day of April, 2017.
(
(My Commission Expires: _____

Affiant

Notary Public

MARY JOE HARTZ STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES: SEPTEMBER 7, 2020

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans: T20170031069 DEEDWARR
Recvd: 04/13/17 08:30 2 pgs
Fees: 13.00 Taxes: 1591.00
20170413-0035995

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 7th day of April, 2017.

Vera M Blair
Vera M. Blair

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Vera M. Blair, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 7th day of April, 2017.

My Commission Expires: _____ Notary Public

