**Name and Address of New Owner:**
Abby Lane Hinton
2701 Colbert Drive
Nashville, TN 37206

**Send Tax Statements To:**

**THIS INSTRUMENT PREPARED BY:**
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130

**Map and Parcel:** 084 01 0 087.00

BILL GARRETT, Davidson County
Trans:T20170031184 DEEDWARR
Recvd: 04/13/17 10:24 2 pgs
Fees:13.00 Taxes:969.40
20170413-0036127

# WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Allen McClure and wife Elizabeth Marie McClure**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Abby Lane Hinton,a single woman,** hereinafter called the GRANTEE, its heirs/successors and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 20, Rosebank Court, according to survey and plat of same appearing of record in Book 3106, page 72, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to James Allen McClure and wife, Elizabeth Marie McClure by Warranty Deed dated September 22, 1962 and filed for record on November 29, 1962 in Book 3464, page 63, of the Register's Office of Davidson County, Tennessee.

The said James Allen McClure died on July 6th, 1999, leaving Elizabeth Marie McClure as the surviving tenant by the entirety.

This conveyance is subject to the following all matters as set forth per Book 3106, page 72,County of Davidson taxes for the year 2017 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2701 Colbert Drive, Nashville, TN 37206

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, its heirs/successors and assigns forever; and we do covenant with the said GRANTEE 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/successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs/successors 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 hand this 10th day of April, 2017.

Elizabeth Marie McClure
by Lisa Dawn Shirey Attorney-In-Fact
Elizabeth Marie McClure by Lisa Dawn Shirey,
Attorney-in-Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Dawn Shirey, with whom i am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Elizabeth Marie McClure and the she is authorized by Elizabeth Marie McClure to execute this instrument on her behalf.

Witness my hand and seal this 10th day of April, 2017.

LISA CROYLE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-19-2019

Lisa Croyle
Notary Public
My Commission Expires : 5.19.19

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$280,000.00~~ $262,000.00

Stephanie Denes
Affiant Signature

Subscribed and sworn to before me, this 10th day of April, 2017.

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

Notary Public
My Commission Expires: _____