This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 148100020.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Harry William McMackin, III
3834 East Ridge Dr.
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **THE ESTATE OF MARY F. MEDLEY BY DANNY J. MEDLEY AS ADMINISTRATOR AND INDIVIDUALLY** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **HARRY W. MCMACKIN, III AND DORIS GAIL DRIVER, as joint tenants with right of survivorship** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 9, on the Plan of Murray Heights, as shown by plat appearing of record in Plat Book 2663, page 37, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Joseph R. Medley and wife, Mary B. Medley by Warranty Deed from Ridgeview Homes Company, a Tennessee Corporation, dated May 16, 1953, appearing of record in Book 2750, page 443, of the Register's Office of Davidson County, Tennessee. Joseph R. Medley predeceased wife, Mary Medley, leaving property to her. Mary F. Medley died May 16, 2016. Her Last Will and Testament, being filed in the 7th Circuit Court (Probate) for the 20th Judicial District of Nashville, Davidson County, Tennessee, under Docket No. 16P1043, directed the subject property to be administered as part of her Estate, under the control of her Administrator, DANNY J. MEDLEY.

CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3834 East Ridge Dr., Nashville, TN, 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

BILL GARRETT, Davidson County
Trans:T20170033335 DEEDWARR
Recvd: 04/20/17 11:06 2 pgs
Fees:13.00 Taxes:740.00
20170420-0038801

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 18th day of April, 2017.

BY: Danny J. Medley
Estate of Mary F. Medley
by Danny J. Medley as Administrator

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Estate of Mary F. Medley, Danny J. Medley, Administrator, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 18 day of April, 2017.

VERONICA WILSON STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-21-2020 RUTHERFORD COUNTY

Veronica Wilson
NOTARY PUBLIC

My Commission Expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mallynn Deasley
AFFIANT

Sworn to and subscribed before me this 18 day of April, 2017.

J Anderson
NOTARY PUBLIC

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

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