#33547

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/10/17 09:58 3 pgs
Fees:18.00 Taxes:2719.50
20170510-0046296

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of May, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roger Duane Clark, Trustee	Same As New Owner	Map 144-14
(NAME)	(NAME)	
P.O. Box 340020		Parcel 34.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, I, **David H. McCord, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Roger Duane Clark, Trustee of the Timberwood Land Trust under agreement dated March 1, 2017,** WITH FULL POWER TO SELL, MORTGAGE, ENCUMBER, LEASE, CONVEY OR OTHERWISE ALIENATE WITHOUT THE JOINDER OF ANY BENEFICIARY, 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 in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of McCord Subdivision of record in Instrument No. 20140626-00056206, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to David H. McCord and Teresa M. McCord by Deed from J. Clifford Tomlinson and wife, Terry F. Tomlinson, filed for on June 29, 1992 in Book 8663, page 489, Register's Office for Davidson County, Tennessee. David H. McCord and Teresa M. McCord conveyed their interest to William Davenport, Trustee by Quitclaim Deed, of record in Book 9084, page 227, said Register's Office, William Davenport, Trustee conveyed all of his interest by Quitclaim Deed to David H. McCord and wife Teresa A. McCord of record in Book 9808, page 352, said Register's Office. Teresa Ann McCord conveyed all of her interest to David H. McCord by Quitclaim Deed, of record on March 18, 2008 as Instrument No. 20080318-0027277 and corrected in Instrument No. 20170510-0046295, Register's Office for Davidson County, Tennessee.

The said property being conveyed is unimproved and not a martial residence of the grantor.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☑

This is improved ☐ property, known as 2151 Timberwood Drive, Nashville, TN 37215
(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 9th day of May, 2017.

DHM 5/9/17
David H. McCord

State of Tennessee
County of Davidson

Personally appeared before me David H. McCord, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of May, 2017.

Notary Public

My Commission Expires: _____

File No.: 37739

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

