Return To:
McCann & Hubbard
~~1804 Williamson Ct, Suite 201~~
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170047527 DEEDWARR
Recvd: 06/05/17 14:04 2 pgs
Fees:13.00 Taxes:921.30
20170605-0055957

O-VRES-17-2746

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00.

Elizabeth H. Willis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF MAY, 2017.

Shannon R Richardson
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

SHANNON R. RICHARDSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mackenzie W. Smith and Katherine R. Tierney		
(NAME)	(NAME)	
2746 Jones Avenue	New Owner	**060-16-0-121.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID L. SKILES AND WIFE, TONI N. SKILES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MACKENZIE W. SMITH AND KATHERINE R. TIERNEY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the South part of Lot No. 21 on the Plan of Joywood Heights, Section 3, not of record, described according to a survey made by W.W. Turner Company, Engineers, March 14, 1947, as follows:

Beginning at an iron pin in the Westerly margin of Jones Avenue, being the Southeast corner of the property conveyed to Andrew B. McClurkan and wife, by deed from Guy Edward Pardue and wife, of record in Book 2880, page 141, Register's Office for Davidson County, Tennessee; thence with the said McClurkan's Southerly line, North 81 degrees 30 minutes W 825 feet to an iron pin in the Easterly margin of a 2-foot reserved strip; thence, with the same, South 1 degrees 15 minutes W 71 feet to the corner of Lots Nos. 21 and 22; thence, with the line between said two lots, South 81 degrees 30 minutes E 815 feet to the Westerly margin of Jones Avenue; thence, with the same, North 6 degrees 15 minutes W 71 feet to the beginning.

Being the same property conveyed to David L. Skiles and wife, Toni N. Skiles by Warranty deed from William L. Baugher, married of record in Instrument No. 20140716-0062716 Register's Office for Davidson County, Tennessee, dated July 11, 2014 and recorded on July 16, 2014.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Restrictions of record in Book 1515, Page 121 and Book 1515, Page 143, in the Register's Office for Davidson County, Tennessee;
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4015, page 141, Register's Office for Davidson County, Tennessee;
- Subject to the flow of any creeks, streams, or branches across subject property;
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2746 Jones Avenue , Nashville, Tennessee ~~37216~~** 37207.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the ____ DAY OF MAY, 2017.

David L. Skiles

Toni N. Skiles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID L. SKILES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of May, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONI N. SKILES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of May, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
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