AV
DB

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MT4420

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $260,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th day of June, 2017.

NOTARY PUBLIC

My commission expires: 4-28-19

BILL GARRETT, Davidson County
Trans: T20170050727 DEEDWARR
Recvd: 06/14/17 10:21 2 pgs
Fees: 13.00 Taxes: 962.00
20170614-0059591

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jon M. McLaughlin and Amy N. McLaughlin (NAME)	SunTrust Mtg.,Inc (NAME)	07211005800
1514 Paris Ave. (ADDRESS)	901 Semmes Ave., (ADDRESS)	
Nashville, TN 37212	Richmond, VA 23224	

Warranty Deed

For and in Consideration of the sum of $260,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Phillip Charles Biggerstaff, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jon M. McLaughlin and Amy N. McLaughlin, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 47, Glenmeade Subdivision, as shown on plat of record in Plat Book 974, Page 32, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Phillip Charles Biggerstaff, an unmarried man by deed from Harmony Newman and David Edwards, wife and husband, of record in Instrument No. 20100608-0044289, said Register's Office.

This property is __unimproved _X_improved property known as: 2910 Glenmeade Drive, Nashville, TN 37216.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 12th day of June, 2017.

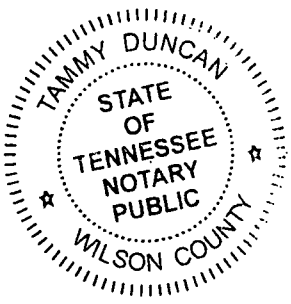
Phillip Charles Biggerstaff

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 12th day of June, 2017.

Tammy Duncan
Notary Public
My Commission Expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122