WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170065296 DEEDWARR
Recvd: 07/31/17 10:39 2 pgs
Fees:13.00 Taxes:1868.50

20170731-0077214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-6-20
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-060014

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nicholas R. Kirtland and wife Jill F. Kirtland	Nicholas R. Kirtland and wife Jill F. Kirtland	
(NAME) 512 Hogan Rd.	(NAME) 512 Hogan Rd.	146-12-0-139.00
(ADDRESS) Nashville, TN 37220	(ADDRESS) Nashville, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Five Thousand And No/100 Dollars ($505,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EDWIN FRANK MCDARIES, JR. AND MELINDA BRYANT MCDARIES, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NICHOLAS R. KIRTLAND AND WIFE JILL F. KIRTLAND, 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. 182 on the Plan of Crieve Hall Estates, Section Seven, of record in Plat Book 2330, Page 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edwin Frank McDaries, Jr. and Melinda Bryant McDaries, husband and wife, by Warranty Deed from John Reed McCulloch and wife, Julie G. McCulloch, of record in Instrument No. 20140507-0039065, Register's Office for Davidson County, Tennessee, dated April 25, 2014 and recorded on May 07, 2014.

unimproved ☐
This is improved ☒ property, known as 512 Hogan Rd., Nashville, TN 37220
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Edwin Frank McDaries, Jr. and Melinda Bryant McDaries, husband and wife this 28 day of July, 2017.

Edwin Frank McDaries, Jr.

Melinda Bryant McDaries

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of July, 2017, before me personally appeared Edwin Frank McDaries, Jr. and Melinda Bryant McDaries, husband and wife, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the28th day of July, 2017.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY