BILL GARRETT, Davidson County
Trans:T20170076236 DEEDWARR
Recvd: 08/31/17 10:16 2 pgs
Fees:13.00 Taxes:2645.50
20170831-0089559

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

Subscribed and sworn to before me, this 30th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: 1/6/2020
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — STATE OF TENNESSEE — CRANFORD

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jared McDaniel 1511 Clairmont Place Nashville, TN 37215	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Hoover, AL 35244	117-12-0123.00

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, I/we, Betty W. Mason, married, formerly Betty D. Wayland, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jared McDaniel and Kathryn McDaniel, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 and the Easterly 10 feet of Lot No. 2 of Block "C" on the plan of Clairmont Subdivision, as of record in Book 974, Page 8, Register's Office for said County.

Said Lot No. 3 and that part of Lot No. 2 of Block "C" front together 110 feet on the Southerly side of Clairmont Place and run back between parallel lines 176.76 feet to a dead line.

Being the same property conveyed to R. Eddie Wayland and wife, Betty D. Wayland by Warranty Deed from Jack T. Danford and wife, Sheila T. Danford of record in Book 5899, page 78, Register's Office for Davidson County, Tennessee; said property being further conveyed to Betty D. Wayland, a fee simple estate by Quitclaim Deed from R. Eddie Wayland, a single person of record in Book 7532, page 587, Register's Office for Davidson County, Tennessee.

Bruce Mason joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Betty W. Mason.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1511 Clairmont Place, Nashville, Tennessee 37215

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 hand(s) this 30th day of August, 2017.

Betty W. Mason

Bruce Mason

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Betty W. Mason and Bruce Mason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of August, 2017.

Notary Public

My Commission Expires: 1/6/2020

