This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Andrew B. & Susannah B. McMahan
613 Denver Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Pinnacle Bank
150 3rd Ave. S., Ste. 900
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20170077647 DEEDWARR
Recvd: 09/05/17 14:53 2 pgs
Fees:13.00 Taxes:740.00
20170905-0091244

MAP/PARCEL 075-08-0-017.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. Greg Saylors, a single person, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Andrew B. McMahan and Susannah B. McMahan, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 237 on the Plan of Section Four, Tulip Grove of record in Plat Book 4175, Page 12, 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 J. Greg Saylors, unmarried by Warranty deed from Alan R. Williams, unmarried and Sally I. Wilson, formerly known as Sally I. Williams, married of record in Instrument No. 20040813-0098028 Register's Office for Davidson County, Tennessee, dated August 12, 2004 and recorded on August 13, 2004.

This is improved property known as: **613 Denver Drive, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 31st day of August 2017.

WITNESS MY HAND on this the 31st day of August 2017

J. Greg Saylors

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **J. Greg Saylors,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 31st day of August 2017.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $200,000.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of August 2017.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

File No: 170515