THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170612470** Bill Garrett Davidson County Batch# 2832 **DEEDWARRSP** 09/21/2017 09:04:47 AM 2 pgs Fees: $13.00 Taxes: $2,586.30 20170921-0096684	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is grater, for this transfer is: $699,000.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2017. Notary Public My Commission Expires: J ANDERSON NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

SPECIAL WARRANTY DEED

Address New Owner: Whit McCrary and Elizabeth McCrary 4305 ESTESWOOD DRIVE Nashville TN 37215-3110	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-04-014.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles G. Sell and Elizabeth C. Sell, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Whit McCrary and Elizabeth McCrary, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 14 on the Plan of Esteswood Estates as of record in Plan Book 1835, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Charles G. Sell and wife, Elizabeth C. Sell by Warranty Deed from Frances Edwards Purdy, Trustee under the Frances Edwards Purdy Living Trust, dated October 15, 1997, recorded on the 28th day of January, 1999 in Deed Book 11315, Page 154, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ESTESWOOD ESTATES, as recorded in Plat Book 1835, Page(s) 101.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 4305 ESTESWOOD DRIVE Nashville TN 37215-3110

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of September, 2017.

Charles G. Sell

Elizabeth C. Sell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles G. Sell and Elizabeth C. Sell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018