

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$219,000.00.**

Affiant

Subscribed and sworn to before me, this the 14 day of November, 2017.

Notary Public

My commission expires: 5-8-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Marcia A. Schell and Robert C. Schell	Specialized Loan Servicing ~~NEW OWNER~~	**081-16-0-025.00**
1516 14th Ave	P.O. Box 105219	
Nashville, TN 37208	Atlanta, GA 30348	

Bill Garrett Davidson County
Batch# 25272 DEEDWARR
11/14/2017 08:27:11 AM 2 pgs
Fees: $13.00 Taxes: $810.30

20171114-0116632

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
BRIAN DAVID MCCRAY, SR. AND IRENE KLANSECK MCCRAY, HEIRS-AT-LAW OF AIMEE MICHELLE MCCRAY

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARCIA A. SCHELL AND ROBERT C. SCHELL, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 219 in McGavock's Plan of Lots in North Nashville, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot fronts 50 feet on Alberta Avenue, now 14th Avenue North, and runs back 150 feet between parallel lines to an alley.

Being the same property conveyed to AIMEE MCCRAY, by deed from DEOBRAH BELL AND TRHI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20131121-0120193, dated November 18, 2013, said Register's Office. Aimee McCray having since died intestate on April 9, 2017. Brian David McCray, Sr. and Irene Klanseck McCray are here only heirs-at-law.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 1516 14th Avenue, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 6th day of November, 2017.

BRIAN DAVID MCCRAY, SR.,
HEIR-AT-LAW OF AIMEE MICHELLE MCCRAY

State of Tennessee)
County of Davidson)

On this 6th day of November, 2017, before me personally appeared, **BRIAN DAVID MCCRAY, SR., HEIR-AT-LAW OF AIMEE MICHELLE MCCRAY** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be his free act and deed.

My Commission Expires: 8-20-2019

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Irene McCray

IRENE KLANSECK MCCRAY
HEIR-AT-LAW OF AIMEE MICHELLE MCCRAY

State of Tennessee)
County of Davidson)

On this 6th day of November, 2017, before me personally appeared, **IRENE KLANSECK MCCRAY, HEIR-AT-LAW OF AIMEE MICHELLE MCCRAY** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be his free act and deed.

My Commission Expires: 8-20-2019

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY