Bill Garrett Davidson County
Batch# 29540 **DEEDWARR**
11/27/2017 09:40:59 AM 2 pgs
Fees: $13.00 Taxes: $497.21

20171127-0120379

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,380.00

Affiant

Subscribed and sworn to before me, this 17TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 10-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Finn Beckett McConnell, an unmarried man	Finn Beckett McConnell (NAME)	61-7-15.00
984 Malquin Dr. (ADDRESS)	984 Malquin Dr. (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Estate of James Loyd Mabry, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Finn Beckett McConnell, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 22, BLOCK I, BROADMOOR, SECTION 2, AS THE SAME APPEARS ON SURVEY AND PLAT OF RECORD IN BOOK 547, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JANET MUSE BY WARRANTY DEED FROM W. FRANC KNAPP, SR., UNMARRIED, RESERVING TO HIMSELF A LIFE ESTATE, OF RECORD IN BOOK 4764, PAGE 726, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID W. FRANC KNAPP, SR. DIED IN DECEMBER, 1976. JANET MUSE SUBSEQUENTLY CONVEYED SAID PROPERTY TO JAMES LOYD MABRY BY QUITCLAIM OF RECORD AS INSTRUMENT 20040512-0054858. JAMES LOYD MABRY DIED, UNMARRIED AND INTESTATE ON NOVEMBER 30, 2016. BY ORDER ENTERED NOVEMBER 9, 2017 BY THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE IN THE CASE OF JAMES LOYD MABRY, DECEASED, CASE NO. 17P-53, THE WITHIN PROPERTY WAS ORDERED TO BE SOLD BY THE ESTATE AND MARK RICE, AS ADMINISTRATOR, WAS AUTHORIZED TO MAKE THE WITHIN CONVEYANCE.

INCLUDED IN THIS CONVEYANCE IS AN INGRESS/EGRESS EASEMENT OF RECORD IN INSTRUMENT NO. 20171127-0120378, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 984 Malquin Drive, Nashville, TN 37216
(House Number) (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.

Witness my/our hand(s) this 17th day of November, 2017.

WARRANTY DEED
(Continued)

Estate of James Loyd Mabry

BY: _____
Mark Rice, Adminstrator

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Rice, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of November, 2017.

_____
Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072