Bill Garrett Davidson County
Batch# 40526 DEEDWARR
12/21/2017 01:57:37 PM 2 pgs
Fees: $13.00 Taxes: $777.00
20171221-0130165

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

ADDRESS NEW OWNER:
Susan Tuck
David Smith
Steven Smith
613 Denver Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Susan Tuck
1064 Willoughby Station Blvd.
Mt. Juliet, TN 37122

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, **Andrew B. McMahan and Susannah B. McMahan, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Susan Tuck, David Smith and Steven Smith, joint tenants with rights of survivorship, 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 Andrew B. McMahan and Susannah B. McMahan, husband and wife by Warranty deed from J. Greg Saylors, a single person of record in Instrument No. 20170905-0091244 Register's Office for Davidson County, Tennessee, dated August 31, 2017 and recorded on September 05, 2017.

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 GRANTEE, her heirs and assigns, forever; and,

GRANTORS 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,

GRANTORS, 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 their heirs and assigns, against the lawful claims of all persons

whomsoever.

Possession to be given 15th day of December, 2017.

WITNESS MY HAND on this the 15th day of December, 2017

Andrew B. McMahan

Susannah B. McMahan

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and official seal at office this 15th day of December, 2017.

NOTARY PUBLIC

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $210,000.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of December, 2017.

NOTARY PUBLIC

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

My Commission Expires: _____