WARRANTY DEED

Bill Garrett Davidson County
Batch# 46516 DEEDWARR
01/10/2018 09:50:57 AM 2 pgs
Fees: $13.00 Taxes: $2,880.87
20180110-0003203

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

File No.: ALW-17-1302

STATE OF TENNESSEE
COUNTY OF Davidson

$778,612.96

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$760,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meghan McGarry	New Owner	117120X00100CO
(NAME)	(NAME)	
1302 Clifton Lane, (Unit A of HPR)		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **REBECCA PIERCE HAYWORTH AND RICHARD KYLE HAYWORTH, WIFE AND HUSBAND**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MEGHAN MCGARRY AND ANTHONY MCGARRY, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), 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 Unit A, HOMES AT 1304 CLIFTON LANE, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20161221-0134495, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quit Claim Deed from Rebecca Pierce Jaramilla, n/k/a Rebecca P. Hayworth and Richard K. Hayworth, a/k/a Richard Kyle Hayworth, wife and husband to Rebecca P. Hayworth and Richard Kyle Hayworth, wife and husband, as recorded on the 17th day of February, 2012 in Instrument No. 20120217-0014124; part of Quit Claim Deed from Richard Kyle Hayworth and Rebecca Pierce Jaramilla, both unmarried to Rebecca Pierce Jaramilla and Richard Kyle Hayworth, both unmarried, as Joint Tenants with Right of Survivorship, as recorded on the 2nd day of October, 2003 in Instrument No. 20031002-0145707 and part of Warranty Deed from Holly Shear Smith and husband, Clinton A. Smith to Richard Kyle Hayworth and Rebecca Pierce Jaramilla, as recorded on the 28th day of January, 2002 in Instrument No. 20020128-0011084, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1302 Clifton Lane, (Unit A of HPR), Nashville, TN 37215
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 8th day of January, 2018.

Rebecca Pierce Hayworth

Richard Kyle Hayworth

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Pierce Hayworth and Richard Kyle Hayworth, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th Day of January 2018.

Notary Public
My Commission Expires: 5/6/19

(SEAL)

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-P-17-1802