Bill Garrett Davidson County
Batch# 54131 DEEDWARR
02/02/2018 10:05:38 AM 2 pgs
Fees: $13.00 Taxes: $730.75
20180202-0010766

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $197,500.00.

Affiant

Subscribed and sworn before me this the 1 day of February, 2018.

Notary Public
My commission expires: 12/1/2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
McQuary Seboa Investments, LLC	McQuary Seboa Investments, LLC	082-07-0 218.00
622 N. 2nd St	1638 Valle Verde Dr.	
Nashville, TN 37207	Brentwood, TN 37027	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WENFORD BARNES AND NETTIE B. BARNES, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MCQUARY SEBOA INVESTMENTS, LLC, a Tennessee limited liability company, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Harris Addition to Edgefield, now East Nashville, of record in Plat Book 21, Page 100, in the Register's Office for said County, described according to a Property Map of the Nashville Housing Authority showing Census Tract No. 36, Block Nos. 36, 37, 30 and 31, East Nashville Urban Renewal Area, Project Tenn. R-13, made by Barge, Waggoner and Sumner, Engineers, dated July 12, 1960, as follows:

Beginning at a point which is the Southwesterly corner of the intersection of North Second Street and Grace Street; thence South 6 degrees 29' West along the Westerly margin of North Second Street, 57 feet to a point; thence North 83 degrees 02' West, 146.8 feet to a point in the Easterly margin of an alley; thence North 6 degrees 22' East along said margin of said alley, 57 feet to a point, the Southeasterly corner of the intersection of said alley and Grace Street; thence South 83 degrees 02' East along the Southerly margin of Grace Street 146.9 feet to the point of beginning.

Being the same property conveyed to Wenford Barnes and wife, Nette M. Barnes by Warranty deed from Arthur Earls and wife, Lula J. Earls of record in Book 4414, page 70, Register's Office for Davidson County, Tennessee, dated April 23, 1970 and recorded on April 29, 1970.

The said Nette M. Barnes and Nettie B. Barnes are one and the same person.

Subject to all Easements and Restrictions of record.

THIS IS ____ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 622 N. 2nd St, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors,

assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 1st day of February, 2018.

Wenford Barnes

Wenford Barnes

Nettie B. Barnes

Nettie B. Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wenford Barnes and Nettie B. Barnes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of February, 2018.

My commission expires: 9-10-2018

Notary Public

