# WARRANTY DEED

Bill Garrett Davidson County
Batch# 64049 DEEDWARR
03/01/2018 12:45:44 PM 2 pgs
Fees: $13.00 Taxes: $751.10

20180301-0019379

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Tabatha Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF February, 2018.

Renna Walters
Notary Public

MY COMMISSION EXPIRES: 8.17.19
(AFFIX SEAL)

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kevin Gift, Jr. and Kevin Gift, Sr. | New Owner | |
| (NAME) | (NAME) | |
| 2550 Bethwood Drive | | 61-13 38 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES LEE MCNAIRN, III, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN GIFT, JR., A SINGLE MAN, AND KEVIN GIFT, SR., A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Shepardwood Subdivision, Section 2, of record in Book 4460, Page 66, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.**

**Being the same property conveyed to James Lee McNairn, III, unmarried, by Warranty Deed from Richard Block, married, dated March 22, 2016, of record in Instrument No. 20160324-0027896, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to 2016 Real Property taxes; all matters appearing of record in Book 4460, Page 66, said Register's Office; Restrictive covenants of record in Book 4572, Page 960, Book 7910, Page 855, and Book 9471, Page 372, said Register's Office.**

unimproved
This is improved x property, known as 2550 Bethwood Drive, Nashville, TN 37207
(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 hand this 20th day of February, 2018

By James Lee McNairn III, Attorney in Fact

JAMES LEE MCNAIRN, III

BY: JAMES LEE MCNAIRN, JR.,

ATTORNEY IN FACT

STATE OF ~~TENNESSEE~~ Louisiana

COUNTY OF ~~DAVIDSON~~ St. Bernard

On this 20th day of February, 2018, before me personally appeared James Lee McNairn, Jr., to me known to be the person who executed the foregoing instrument on behalf of James Lee McNairn, III and acknowledged that he executed the same as the free act and deed of James Lee McNairn, III.

Witness my hand and official seal this 20th day of February, 2018.

Commission expires:

Notary Public

THIS DOCUMENT WAS NOT PREPARED BY THE NOTARY HEREIN. THE PARTIES AGREE TO RECORD THIS DOCUMENT IF NEEDED. THE PARTIES HEREIN ALSO AGREE TO HOLD NOTARY HARMLESS FOR ANY ERRORS HEREIN, OR FAILURE TO RECORD.

**SALINA PENTNEY**
**NOTARY #60990, St. Bernard Parish**
My commission expires at my death.

