THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180114530** Bill Garrett Davidson County Batch# 64941 DEEDWARR 03/05/2018 09:26:54 AM 2 pgs Fees: $13.00 Taxes: $985.68 20180305-0020277	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $266,400.00. Affiant Subscribed and sworn to before me, this 28th day of February, 2018. Notary Public My Commission Expires: KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David M. McKay and Marisa L. McKay 307 Broadmoor Drive Nashville TN 37216	New Owner	Tax Parcel ID No. 061-01-0-015.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jean E. DeCoursey, Trustee of the Jean E. DeCoursey Revocable Living Trust, dated July 2, 2008** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David M. McKay and Marisa L. McKay, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 12th formerly 17th Civil District of Davidson County, Tennessee, being the southerly part of the west 1/2 of Lot No. 3 on the unrecorded Map showing the subdivision of a tract of land conveyed to T.H. Wilhoite by deed from Sue S. Cloyd as of record in Book 782, page 798, Register' s Office for said County and described according to a copy of a survey made by Wm. Collier Parrish, Associates, Civil Engineers, dated December 16, 1960, as follows: BEGINNING at an iron pin at the northeast intersection of Broadmoor Drive and Joyce Lane; thence with the margin of Joyce Lane, north 1Â° 53' east 230 feet to a point; thence south 87Â° 30' east 129.8 feet to an iron pin in the west line of the property conveyed to Robin Bradford and wife, by deed of record in Book 1041, page 61, and in Book 1452, page 341, Register's Office; thence with the west line of said Bradford Property, south 2Â° 11' west 230 feet to an iron pin in the north margin of Broadmoor Drive; thence with the margin of the same, north 87Â° 30' west 128.7 feet to the point of beginning.

Being the same property conveyed to GLENDON L. DECOURSEY and wife, LILLIE JEAN DECOURSEY, by deed from RAY D. OSBORNE and wife, GEORGIA O. OSBORNE, of record in Book 3498, page 331 , dated December 12, 1962, said Register's Office.

GLENDON L. DECOURSEY died on or about November 5, 2007, leaving LILLIE JEAN DECOURSEY as the surviving tenant by the entirety.

JEAN E. DECOURSEY A/K/A LILLIE JEAN DECOURSEY conveyed her interest to JEAN E. DECOURSEY, TRUSTEE OF THE JEAN E. DECOURSEY REVOCABLED LIVING TRUST DATED JULY 2, 2008, by deed of record in Instrument No. 20080902-0089834, dated August 21, 2008, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements,

utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 061-01-0-015.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

This is improved property located at 307 Broadmoor Drive Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2018.

The Jean E. DeCoursey Revocable Living Trust, dated July 2, 2008

Jean E. DeCoursey, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jean E. DeCoursey, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Jean E. DeCoursey Revocable Living Trust, dated July 2, 2008, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of February, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018