Bill Garrett Davidson County
Batch# 68695 DEEDWARR
03/13/2018 12:35:26 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20180313-0023671

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$325,000.00** (Three Hundred Twenty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 9th day of March, 2018.

NOTARY PUBLIC MY COMMISSION EXPIRES: 11-5-18

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Michael McCluer 3303 Freeman Hollow Road Goodlettsville, TN 37072	New Owner	01100011400

WARRANTY DEED

FOR AND IN 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, I/WE, **JACOB DOUGLAS STONE, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MICHAEL MCCLUER, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 parts 1 and 2 of land in the 10th Civil District of Davidson County, Tennessee, comprising together Tract 10 on an unrecorded subdivision of the H.S. Freeman Heirs Property, and being a part of a tract known as H.S. Freeman Lands, a plat of which is of record in Book 332, Page 58, described according to a survey by John Kohl, surveyor, as follows:

Beginning at a point in the center of Freeman Hollow Road at the southeast corner of the property conveyed George Burnett as recorded in Book 4384, Page 918, Register's Office for Davidson County, thence in a southeasterly direction, with said centerline, along a curve to the east having a radius of 585 feet, a distance of 196.00' to a point; thence leaving said centerline, South 68 degrees 54' 26" West 258.00' to a point; thence. North 20 degrees 23' 57" West 650.00' to a point in the south line of Burnett; thence, with said line, South 56 degrees 00' 00" East 575.00' to the point of beginning, containing 3.00 acres, more or less.

Being the same property conveyed to Jacob Douglas Stone, unmarried, by deed from Betty R. Weatherholt, unmarried, of record in Instrument Number 20170221-0017058, dated February 17, 2017 and recorded February 21, 2017, Register's Office for Davidson County, Tennessee.

Being also known as 3303 Freeman Hollow Road, Goodlettsville, TN 37072.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **3303 FREEMAN HOLLOW ROAD** **GOODLETTSVILLE, TN 37072**

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

LTSR Number:

WITNESS, this 9th day of March, 2018

Jacob Douglas Stone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of March, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jacob Douglas Stone** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 9th day of March, 2018.

Notary Public

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expires: My Commission Expires SEPT. 7, 2020

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206