Bill Garrett Davidson County
Batch# 72280 DEEDWARR
03/22/2018 10:35:27 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20180322-0027069

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
9TH AND GOAL PARTNERS	**SAME**	**081-12-0-033.00**
(NAME) **4117 HILLSBORO PIKE, STE. 103, #205**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, TINA ELIZABETH MCHANEY, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **9TH AND GOAL PARTNERS, A TENNESSEE GENERAL PARTNERSHIP,** THEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND/OR 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. 204 on the Map of the Town of McGavock, of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Annie E. McHaney, unmarried, from Dorothy Fuller, unmarried, by deed dated June 29, 1999, of record in Book 11552, Page 971, said Register's Office. The said Annie E. McHaney having since died intestate March 5, 2017 leaving Tina Elizabeth McHaney her sole heir at law. See Affidavits of Heirship as to the Heirs at Law of Annie Evelyn McHaney, of record in Instrument No. 20171016-0105767 and Instrument No. 20180207-0012383, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 21, Page 23, said Register's Office and 2018 Property Taxes.

****Annie E. McHaney and Annie Elizabeth McHaney are one and the same person.****

Unimproved (X)
This is improved( ) property, known as **1703 9TH AVENUE NORTH, NASHVILLE, TN 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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; 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 20 day of March, 2018.

Tina Elizabeth McHaney

TINA ELIZABETH MCHANEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tina Elizabeth McHaney,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20 day of March, 2018.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen

Notary Public