Bill Garrett Davidson County
Batch# 118969 DEEDWARR
07/20/2018 02:55:12 PM 2 pgs
Fees: $13.00 Taxes: $1,479.63

20180720-0071115

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

G-FC-18-5061

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2018.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aaron Early and Jessie Early	FIRST SOUTHERN NATIONAL BANK	
(NAME)	(NAME)	
5061 Stillwood Drive	90 LANCASTER STREET	**146-11-0-081.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	STANFORD, KY 40484	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM DAVID MCGILL, JR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AARON EARLY AND JESSIE EARLY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 42 on the Plan of Crieve Hall Estates, Section One Revised, of record in Book 1835, Pages 122 through 124, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the West margin of Stillwood Drive at the corner of Lot Nos. 42 and 43; thence with the line between said lots, westerly 204.1 feet to a corner of Lot No. 41; thence with the line between said lots, westerly 204.1 feet to a corner of Lot No. 41; thence with the line between Lot Nos. 41 and 42, southerly 163.8 feet to the North margin of Hogan Road; thence with the margin of the same, easterly 190.7 feet to the beginning of a curve; thence around said curve, northeasterly 41.29 feet to the West margin of Stillwood Drive; thence with the margin of the same, northerly 153.7 feet to the point of beginning.

Being the same property conveyed to William D. McGill and wife Ruth S. McGill by Warranty Deed from Edward H. Taylor, and wife Janet Taylor of record in Book 5545, Page 714, Register's Office for Davidson County, Tennessee, dated December 18, 1979 and recorded on December 19, 1979. The said Ruth S. McGill (aka Martha Ruth McGill) died October 7, 1985 leaviing property to Wiliam D. McGill as sole surviving tenant by the entirety. William D. McGill having died February 7, 2018 leaving property to his son, William David McGill, Jr. as per the Affiidavit of Heirship recorded simultaneously herewiith of record in Instrument No. 20180720007111 4, Register's Office for Davidson County, Tennessee.

The above referenced property has never been the principal marital residence for William D. McGill, Jr.

William D. McGill, Jr., signing as Administrator of the Estate of William David McGill joins in the execution of this Deed to convey any and all interest the Estate of William David McGill may have in said property.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 1835, Pages 122 through 124, inclusive, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2046, Page 88, Book 2396, Page 437, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5061 Stillwood Drive, Nashville, Tennessee 37220**.

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. 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/our hand(s) this the 19th DAY OF JULY, 2018.

William David McGill, Jr.

Estate of William D. McGill

Wiliam David McGill, Jr., Administator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM DAVID MCGILL, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William David McGill, Administrator of the The Estate of William D. McGill., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be hisfree act and deed.

Witness my hand and official seal, this the 19th day of July, 2018.

Notary Public

My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212