WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 146539 **DEEDWARR**
09/28/2018 03:12:49 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20180928-0096563

File No.: AGL-18-1503

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 09/22/2021
(AFFIX SEAL)

JADEN SKYE SUTTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1503 CLAYTON AVE PARTNERS, GP	New Owner	117-08-179.00
(NAME)	(NAME)	
513 3RD AVE S		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37210		
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **THE ESTATE OF MAZIE MCGLORIE AND CHRISTY MCCORD, INDIVIDUALLY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **1503 CLAYTON AVE PARTNERS, GP**, A TENNESSEE GENERAL PARTNERSHIP, hereinafter called the Grantee(s), their heirs 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. 2 on the Map showing a subdivision of the North part of the land conveyed by C. D. Compton to Geo. W. Harding and wife, of record in Book 547, Page 72, Register's Office for said County.

Said Lot No. 2 fronts 54 feet on the South side of Clayton Avenue and runs back 175.2 feet on the West line and 165.4 feet on the East line to an alley in the rear on which it measures 54.88 feet.

Being the same property conveyed to Mazie G. McGlorie by Warranty Deed from Zillah M. Calvert, recorded on the 7th day of July, 1975 in Deed Book 4929, Page 415, in the Register's Office of Davidson County, Tennessee.

MAZIE G. MCGLORIE HAVING DIED ON 07/25/2018.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1503 CLAYTON AVE, NASHVILLE, TN 37212
(House Number) (Street) (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 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 21st day of September, 2018.

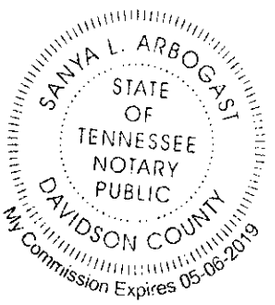
THE ESTATE OF MAZIE MCGLORIE

CMCCord

BY: CHRISTY MCCORD
ITS: ADMINISTRATOR AND SOLE HEIR

CMCCord

CHRISTY MCCORD, INDIVIDUALLY

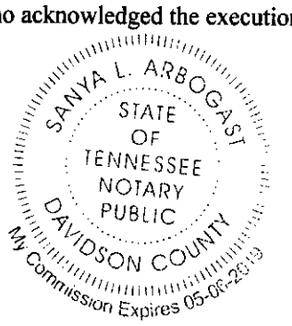


STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of September, 2018, before me personally appeared CHRISTY MCCORD, ADMINISTRATOR AND SOLE HEIR of the ESTATE OF MAZIE MCGLORIE, 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 his/her free act and deed.

Witness my hand and official seal, this the 21st day of September, 2018.

Notary Public
My Commission Expires: 5/6/19

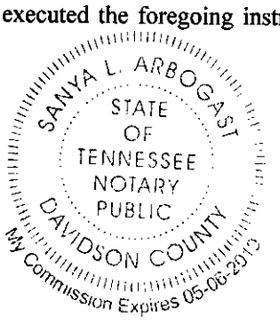


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RETURN TO:

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513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171