Karen Y Johnson Davidson County
Batch# 160009 DEEDWARR
11/15/2018 10:02:05 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20181115-0112496

This Instrument Prepared By:
**Lee and Lee Attorneys at Law, P. C.**
**109 East Gay Street, 615-444-1312**
**Lebanon, Tennessee 37087**

L&L# 999-317

ADDRESS NEW OWNER:
**Charlotte Garrison**
**524 Frankfort Drive**
**Hermitage, Tennessee 37076**

**Return to:**
**Security Title & Escrow Company, LLC**
**1517 Hatcher Lane, Ste.A**
**Columbia, TN 38401**

SEND TAX BILL TO:
**Owner**

MORTGAGEE:

**N/A**

MAP **075**
GROUP **04-0**
PARCEL **084.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gerald W. McClellan and wife, Carolyn McClellan** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Charlotte Garrison**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 317 on the Plan of Section Five, Tulip Grove, of record in Book 4175, page 71, Register's Office for said County.
>
> Said Lot No. 317 fronts 91.30 feet on the northwesterly margin of Frankfort Drive and extends back 135.0 feet on the northeasterly line and 136.38 feet on the southwesterly line to a dead line in the rear, measuring 88.79 feet thereon.
>
> Being the same property conveyed to Gerald W. McClellan by deed from Dorothy T. McClellan dated January 30, 1981, of record in Book 5705, Pages 876-878, Register's Office for Davidson County, Tennessee. Carolyn McClellan joins in the execution of this deed to convey her marital interest in subject property.

This is improved property known as 524 Frankfort Drive, Hermitage, Tennessee 37076. Possession is to be given on November 13, 2018.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 13th day of November, 2018.

Gerald W. McClellan

Carolyn McClellan

STATE OF TENNESSEE )
COUNTY OF WILSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Gerald W. McClellan and wife, Carolyn McClellan**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of November, 2018.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 6/6/21

* * * * * *

STATE OF TENNESSEE )
COUNTY OF WILSON )

The actual value or consideration, whichever is greater, for this transfer is $210,000.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of November, 2018.

NOTARY PUBLIC

ELIZABETH GROOMS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My Commission Expires: 6-22-22