WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 173981 DEEDWARR
12/13/2018 03:20:12 PM 3 pgs
Fees: $18.00 Taxes: $786.25

20181213-0121514

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF December, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan C. Witt	Not known	
(NAME)	(NAME)	96-10 19
113 Benson Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **JIMMY MCCORD AND TOMMY MCCORD AND CHUCK WEST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALAN C. WITT, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS 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 a part of Lot No. 8 on the Map of Jere Bowen Lands of record in Plat Book 2, page 134, Chancery Court for Davidson County, Tennessee, and partly shown on a line survey of Benson Avenue of record in Book 1130, page 70, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made by J. R. Wauford & Co., Engineers, June 28, 1958, as follows:

Beginning at a point in the southerly margin of Benson Avenue at an iron pin, being in the west line of the property conveyed to J. W. Etheridge by deed of record in Book 882, page 390, being E. D. Sanford's northwest corner; thence with Sanford's west line, south 7 deg. 29' west 182.9 feet to an iron pin in an old fence row; thence along said fence row north 70 deg. 20' west 90 feet to an iron pin; thence north 7 deg. 45' east 164.7 feet to an iron pin in the south margin of Benson Avenue; thence with the margin of the same, north 88 deg. east 90 feet to the point of beginning.

Being the same property conveyed to Robert E. McCord by Quitclaim Deed from Robert E. McCord and Anna L. McCord, husband and wife, of record in Instrument No. 20180625-0061119, Register's Office for Davidson County, Tennessee. Robert E. McCord died July 10, 2018. A trust for Anna McCord was established by the Will of Robert E. McCord. Anna McCord died September 21, 2018. Jimmy McCord and Tommy McCord and Chuck West are the residual devisees of the Will of Robert E. McCord filed October 4, 2018 as docket No. 18P1723 in the 20th Judicial District of Davidson County, Tennessee, Probate Division.

Jimmy McCord, as Trustee of the Marital Trust under the Will of Robert E. McCord, joins in executing this deed to convey any interest the trust may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: AYRES18-113

unimproved
This is improved x property, known as 113 Benson Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (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 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, 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 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 11th day of December, 2018

Jimmy McCord
JIMMY MCCORD, INDIVIDUALLY

Jimmy McCord, Trustee
JIMMY MCCORD, TRUSTEE

Chuck West
CHUCK WEST

Tommy McCord by Jim McCord, Attorney in fact
TOMMY MCCORD

BY: JIM MCCORD, ATTORNEY IN FACT

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 Jimmy McCord, individually and as trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of December, 2018.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019

Notary Public

GP 11/5/19

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 Chuck West, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of December, 2018.

Exp 11/5/19

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of December, 2018, before me personally appeared Jim McCord, to me known to be the person who executed the foregoing instrument on behalf of Tommy McCord and acknowledged that he executed the same as the free act and deed of Tommy McCord.

Witness my hand and official seal this 11th day of December, 2018.

Exp 11/5/19

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019