Karen Johnson Davidson County
Batch# 246531 DEEDWARR
06/21/2019 09:15:42 AM 2 pgs
Fees: $13.00 Taxes: $865.80
20190621-0059952

WARRANTY DEED

RHONDA M. HANNAH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 6-18-2019

MACLAY-H19106

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th DAY OF June, 2019.

(Affix Seal) Notary Public

My Commission Expires: 6/18/19

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
William Matthew Maclay, single man	Simmons Bank	096.11-0-26.00
3125 Crosswood Drive	7114 Hwy 70 South Ste 105	
Nashville, TN 37214	Nashville, TN 37221	

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, I/we, MASON MCGIBONEY AND ELIZABETH MCGIBONEY, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto WILLIAM MATTHEW MACLAY , SINGLE MAN, 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. 549 on the Plan of Cloverhill Subdivision, Section Viii, of record in Plat Book 2331, Page 11, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mason McGiboney and Elizabeth McGiboney by deed from Peggy Marie Thomas, Kendall Knox Hayes, Larry Lee Hayes, and Terrell Wade Hayes, Co-Trustees the Peggy Marie Thomas Living Trust for Jeffery Lyndon Hayes, Kendall Knox Hayes, Larry Lee Hayes, and Terrell Wade Hayes by instrument number 20160407-0033284 in the Register's Office for Davidson County, Tennessee.

This conveyance subject to all encumbrances and obligations affecting the property.

( ) unimproved
This is (X) improved property known as 3125 Crosswood Drive, Nashville, Tennessee 37214 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 14th day of June, 2019 :

Mason McGiboney

Elizabeth McGiboney

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named MASON MCGIBONEY AND ELIZABETH MCGIBONEY, HUSBAND AND WIFE, the bargainor(s), 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 Sumner County, Tennessee, this 14th day of June, 2019.

Notary Public

My Commission Expires: 6/18/19

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY