Karen Johnson Davidson County
Batch# 304248 DEEDWARR
10/22/2019 02:29:24 PM 3 pgs
Fees: $18.00 Taxes: $899.10
20191022-0108337

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-2215

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of October, 2019

A C HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Commission Expires: 5-2-22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Virginia Valdes, Brent Hessel, and Barbara Hessel 4487 Post Place Apt 92 Nashville, TN 37205	New Owners	103-15-0B-092.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Alice G. McClary, a widow

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brent David Hessel and Barbara Valdes Hessel, husband and wife, as to a one-half interest and Virginia Valdes, as to a one-half interest, the half interests, as they relate to one another, to be held as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 92 of Lion's Head Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Lion's Head Condominiums of record in Book 5200, Page 82, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit Book 5340, Page 70, as corrected in Book 5342, Page 683 of record in Plat Book 5200, Page 82 to said Master Deed.

Being the same property conveyed to Samuel W. McClary and wife, Alice G. McClary by Warranty deed from Marilyn Jane Agazzi, Trustee of The Marilyn Jane Agazzi Trust, established, June 20, 2000 of record in Instrument No. 20060228-0022719 Register's Office for Davidson County, Tennessee, dated February 27, 2006 and recorded on February 28, 2006. The said Samuel W. McClary having since died on 2/10/19 leaving Alice G. McClary as sole tenant by its entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4487 Post Place Apt 92, Nashville, TN 37205

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of October, 2019.

Alice G. McClary by David Wallace McClary, Attorney-In-Fact

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned notary public, **David Wallace McClary,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Alice G. McClary** and acknowledged that she executed the same as the free act and deed of the said **Alice G. McClary,** pursuant to the Specific Power of Attorney recorded in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Los Angeles, California this 21st day of October, 2019

_____
Notary Public
My Commission Expires: _____

(Notary Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On October 21, 2019, before me, Rodney Russell Brown, Notary Public personally appeared **David Wallace McClary,** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

NRO1 RODNEY RUSSELL BROWN COMM. #2202797 Notary Public · California Los Angeles County My Comm. Expires June 26, 2021 NRO1