# WARRANTY DEED

Karen Johnson Davidson County
Batch# 337998 DEEDWARR
01/03/2020 07:37:40 AM 2 pgs
Fees: $13.00 Taxes: $536.50

20200103-0000586

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2021

J-AR-19-1315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Kevin Wherry and Christina Teeple** | **New Owner** | |
| (NAME) **P.O. Box 1444** | (NAME) | **51-12-48.00** |
| (ADDRESS) **White House, TN 37188** | (ADDRESS) | |
| (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 consideration, the receipt of which is hereby acknowledged, **EVELYN G. MCCORMICK, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN WHERRY, UNMARRIED AND CHRISTINA TEEPLE, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being part of Lot 3 on the Plan of the Lands of N.O. Love, deceased, as of record in Minute Book 7, Page 176, County Court for said County, described according to a survey made by H. Gee, Surveyor, May 17, 1958, as follows:

Beginning on the northerly margin of Coreland Drive at the southeast corner of the property conveyed to George David Elder, Jr., and wife, by deed from W.A. Core and wife, of record in Book 2804, Page 576, Register's Office for said County; thence with the easterly line of said Elder property, north 15 degrees 28' east 150 feet, more or less, to the southerly line of Lot No. 41 on the Plan of Morningside Heights, Section 1, as of record in Book 1130, Page 76, Register's Office; thence with the southerly line of Lots Nos. 41, 42 and 43, south 74 degrees 32' east 130 feet; thence southwardly 150 feet, more or less, to the northerly margin of Coreland Drive; thence with said Drive, westwardly 130 feet to the beginning.

Being the same property conveyed to Evelyn G. McCormick by Quitclaim Deed from Jack C. McCormick, recorded December 17, 1982 in Book 5978, Page 862, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Jack C. McCormick and wife, Evelyn G. McCormick by Warranty Deed from Melvin Lester Arnold and wife, Helen Simpson Arnold, recorded July 26, 1960 in Book 3101, Page 437, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Minute Book 7, Page 176, County Court for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1315 Coreland Drive, Madison, Tennessee 37115**.

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(S), 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 the 27 DAY OF DECEMBER, 2019.

Evelyn G. McCormick by Wilfred Rabindranath, attorney in fact
Evelyn G. McCormick by Wilfred Rabindranath, 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, WILFRED RABINDRANATH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EVELYN G. MCCORMICK, and who acknowledged he/she/they executed the same as the free act and deed of the said EVELYN G. MCCORMICK. Said Power of Attorney is of record in Instrument No. 20191223-0132337, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 27th of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212