WARRANTY DEED

Karen Johnson Davidson County
Batch# 405854 **DEEDWARR**
05/26/2020 03:20:52 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20200526-0054178

J-TRUE-20-2610

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(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)
McGu Investments, LLC	**New Owner**	
(NAME)	(NAME)	**081-06-0-163.00**
3825 Bedford Ave Ste. 102		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **WANDA MCLAY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MCGU INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 20th Councilmanic District of Davidson County, Tennessee, being part of Lots No. 4, 8 and 9 on the Plan of J. Matt Williams Subdivision of Lot No. 8, Harding Bosley tract, as of record in Plat Book 332, Page 54, Register's Office for said County, and more particularly described as follows: Beginning on a concrete monument in the Northerly right-of-way of Buchanan Street, approximately 287.1 feet West of the West right-of-way of 26th Avenue North; thence, along said Buchanan Street North 84 degree. 42' 15" West 62 54 feet; thence, leaving said North right-of-way, North 04 degree. 19' 17" East 149.72 feet to a drill hole; thence, North 78 degree. 51' 27" West 2.08 feet to a concrete monument at the Southeast corner of Lot No. 110, shown on the plan of Cumberland Gardens, Section Two, Plat Book 2854, Page 92; thence, with said Lot No. 110, North 06 degree. 24' 03" East 9.81 feet to a concrete monument at the Southwest corner of Lot No. 1, shown on the plan of Cumberland Gardens, Section Seven, Plat Book 3106, Page 101; thence, with Lot No. 1 South 84 degree. 36' 43" East 63.00 feet; thence, South 03 degree. 38' 19" West. 10.00 feet to a concrete monument at the Northwest corner of Lot No. 2, shown on the plan of J. Matt Williams Subdivision, Plat Book 3842, Page 47; thence with said Lot North. 2, South 03 degree. 54' 00" West 149.67 feet to the point of beginning, according to a survey by Patrick S. Coode, Registered Land Surveyor, Tennessee No. 855, dated May 16, 2003.

Being a portion of the same property conveyed to Wanda McLay, unmarried by Special Warranty deed from Grassland Financial Services, LLC of record in Instrument No. 20110408-0027235 Register's Office for Davidson County, Tennessee, dated April 05, 2011 and recorded on April 08, 2011.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 54, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2610 Buchanan St, Nashville, Tennessee 37208**.

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 20th DAY OF MAY, 2020.

Wanda Mclay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WANDA MCLAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of May, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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