Karen Johnson Davidson County
Batch# 481880 DEEDWARR
09/24/2020 10:05:29 AM 2 pgs
Fees: $13.00 Taxes: $989.93
20200924-0109751

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow, Corp.
5107 Maryland Way, Suite 115
Brentwood, TN 37027

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

ROBIN S. EDWARDS NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR IS GREATER, FOR THIS TRANSFER IS $ 267,549.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September, 2020

Notary Public

MY COMMISSION EXPIRES: 3/25/2023

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evelyn McClure, Trustee	Evelyn McClure	
1101 18th Ave S Apt 501	315 Haddon Ct.	104-04-0E-501.00-CO
Nashville, TN 37212	Franklin, TN 37067	
(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, **Deaton Family Funeral Home Real Estate, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gary C. McClure and Evelyn McClure, Trustees of the Speckle Family Trust dated July 1, 2010**

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. 501 of 1101 Eighteenth Avenue South, 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 1101 Eighteenth Avenue South of record in Instrument Number 20060807-0096688 and re-recorded as Instrument No. 20060817-0101760 and amended in Instrument No. 20090624-0058837, 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 said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Deaton Family Funeral Home Real Estate, LLC by Warranty deed from Scott Shay and wife, Betty Kim of record in Instrument No. 20160510-0046173 Register's Office for Davidson County, Tennessee, dated May 09, 2016 and recorded on May 10, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations

This is () UNIMPROVED

(X) IMPROVED property known as **1101 18th Ave S Apt 501, Nashville, TN 37212.**

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 the 22 day of September, 2020.

Deaton Family Funeral Home Real Estate, LLC

BY: Karissa Deaton Hall, Manager
Karissa Deaton Hall, Manager

STATE OF Mississippi
COUNTY OF Tishomingo

Before me, a Notary Public in and for said State and County, personally appeared Karissa Deaton Hall, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Manager of the maker, **Deaton Family Funeral Home Real Estate, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 22nd day of September, 2020.

My Commission expires July 6, 2024

Notary Public

STATE OF MISSISSIPPI
MIKE MONTGOMERY
NOTARY PUBLIC
ID No. 59713
Commission Expires
July 6, 2024
TISHOMINGO COUNTY