Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

39-B
File #20-1629

Karen Johnson Davidson County
Batch# 518576 DEEDWARR
11/19/2020 10:46:38 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20201119-0136254

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Samuel F. McClure and wife, Janet E. McClure**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tilden Cole Bourland and Margaret Marchetti, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the northerly ½ of Lot No. 18 and all of Lot 19, Block "L" on the plan of Cherokee Park, Third Section, as of record in Plat Book 843, page 2 & 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Said ½ of Lot No. 18 and all of the Lot No. 19, front together 90 feet on the westerly margin of Cherokee Road and extend back 125.72 feet on the northerly line and 125.58 feet on the southerly line to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Samuel F. McClure and wife Janet E. McClure, by deed from Jason T. Bitsoff and wife, Katherine F. Bitsoff, dated May 9, 2008, of record in Inst No. 20080513-0049216, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 213 Cherokee Road, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Tilden Cole Bourland **213 Cherokee Road** **Nashville, TN 37205**	New owner	**103-12-0-022.00**

WITNESS THE EXECUTION HEREOF this 18th day of November, 2020.

Samuel F. McClure

Janet E. McClure

State of Tennessee)
County of Davidson)

On this 18th day of November, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Samuel F. McClure and Janet E. McClure, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 800,000.00.**

JENNA LYN PREBLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 9, 2023

Affiant

Sworn and subscribed before me on this the 18th day of November, 2020.

Notary Public

My Commission Expires: May 9, 2023