THIS INSTRUMENT PREPARED BY:
Douglas A. Ernst
Ortale, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-2196

Box 36

# WARRANTY DEED

BOOK 7380 PAGE 302

| MAP - PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 103-09-0A 007.00 | Michael T. Flaherty | CityFed Mortgage Company<br>2839 Paces Ferry Road #1120<br>Atlanta , GA 30339 |
| FIELD BOOK NUMBER (S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. 2183251 |
| | 5751 Knob Road #7 | PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED |

**EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE**

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

DAVIDSON COUNTY, TN
OCT 16 10 04 AM '87

IDENTIFICATION REFERENCE 74739

GEORGE P. McGINN, JR., and wife, LESLIE T. McGINN and
GEORGE P. McGINN, SR., and wife, MARY ANN McGINN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MICHAEL T. FLAHERTY

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 43, Unit 7, on the Plan of Hillwood Place Condominiums, a Horizontal Property Regime established by Master Deed of record in Book 6517, page 916, the Plat of which is of record in Plat Book 6517, page 980, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to George P. McGinn, Jr., and wife, Leslie T. McGinn and George P. McGinn, Sr., and wife, Mary Ann McGinn, by deed from S.C.W. Construction Company, Inc., as of record in Book 6797, page 708.

This conveyance is made subject to all terms, provisions and conditions of the Tevnessee Horizontal Property Act as the same is set out in Section 64-2701 et seq of the Tennessee Code Annotated, Master Deed and By-Laws of Hillwood Place Condominiums, as of record in Book 6517, page 916, restrictions of record in Book 3312, page 104 and all matters referred to on the recorded plat above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand assigns against the lawful claims of all persons.

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

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 15 day of October , 19 87

George P. McGinn, Jr.

Leslie T. McGinn

George P. McGinn, Sr.

Mary Ann McGinn

BOOK 7380 PAGE 303

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

George P. McGinn, Jr.

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 15th day of October, 19 87.

My commission expires: 11/1/87

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

George P. McGinn, Sr., and wife, Mary Ann McGinn and Leslie T. McGinn

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this the 15th day of October, 19 87.

My commission expires: 11/1/87

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF October 19 87 MY COMMISSION EXPIRES: 3-11-90 (AFFIX SEAL)

Mary Ann McGinn
Notary Public

**WARRANTY DEED**

FROM
GEORGE P. McGINN, JR., AND WIFE
ET AL

TO
MICHAEL T. FLAHERTY

Bk 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

_____ and _____,

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19_____.

My commission expires:

Notary Public

# OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7380 PAGE 304

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | 118000.00- | CAMT. |
| | | | 330.40 | CSTAX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | CHECK | 336.90- |
| 3545A10/16/87 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 4 7 3 9

IDENTIFICATION REFERENCE

OCT 16 10 04 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 26971