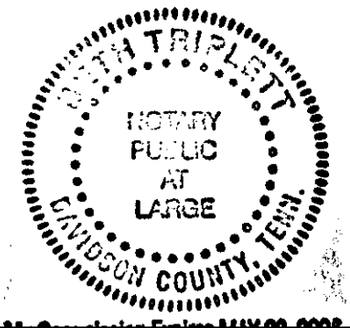
Box 13 # 7691

WARRANTY DEED



My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felice McCoy	Columbia National, Inc.	87-1A-137
(NAME)	(NAME)	
3529 Glennfalls Drive	7142 Columbia Gateway Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Columbia, MD 21046	
(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, Matthew T. Conway and wife, Sarah J. Conway, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Felice McCoy, 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:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Section Four, Chesney Glen of record in Plat Book 9700, Page 844, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Matthew T. Conway and Sarah J. Conway, by deed of record in Instrument No. 20030324-0038238 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Matthew T. Conway and Sarah J. Conway by Pam Salas as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3529 Glenfalls Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Davidson County DEEDWARR
Recvd: 04/21/04 09:08 2pgs
Fees:13.00 Taxes:506.90
20040421-0044993

Witness our hands this 31st day of March, 2004.

Matthew T. Conway by Pam Salas for atty in fact

Sarah J. Conway by Pam Salas her atty in fact.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew T. Conway and Sarah J. Conway 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of March, 2004.

Commission expires: May 28, 2006

Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

State of Tennessee
County of Davidson

On this the 31st day of March, 2004, before me personally appeared Pam Salas, the person who executed the foregoing instrument on behalf of Matthew T. Conway and Sarah J. Conway and acknowledged that she executed the same as the free act and deed of the said Matthew T. Conway, through Power of Attorney granted her by the said Matthew T. Conway and Sarah J. Conway.

Witness my hand and official seal at Nashville, Tennessee this 31st day of March, 2004.

Commission expires: 5/28/2006

Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006