# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/06 11:25 2 pgs
Fees:13.00 Taxes:1202.50
20060602-0065022

MARK A. ELLMORE JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Dianna L Maher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dianna L. Maher | Bank of America, N.A. | 118-11-106.00 |
| (NAME) | (NAME) | |
| 437 East Iris Drive | 2059 Northlake Parkway | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | Tucker, GA 30084 | |
| (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,

Larry Maher and wife, Janel Maher,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dianna L. Maher, a single person,

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 tract of land in Davidson County, Tennessee, being Lot #11 of Re-subdivision of Lots 11, 12 & 13, Berry Hill Gardens, as of record in Instrument No. 20041210-0147345, Register's Office for Davidson County, Tennessee, and more particularly described as follows, according to a survey by Caldwell Engineering and Surveying:

BEGINNING at an iron pin in southerly right-of-way of East Iris Drive, being the northwest corner of the herein described tract and the northeast corner of Hurt as of record in Book 6027, Page 936, Register's Office for Davidson County, Tennessee; thence East Iris Drive S 71° 07' 59" E 27.22 feet to an iron pin being the point of a curve, having a radius of 383.27 feet, a central angle of 6° 10' 43", and a chord of 41.31 feet, bearing S 67° 55' 04" E; thence along said curve 41.33 feet to an iron pin, being the northwest corner of Lot # 12; thence with Lot # 12 S 19° 26' 44" W 19.75 feet to an iron pin; thence S 33° 33' 07" W 36.71 feet to an iron pin; thence S 37° 21' 57" W 73.11 feet to an iron pin; thence S 36° 02' 30" W 85.77 feet to an iron pin in the boundary of Hudson as of record in Book 7611, Page 270, Register's Office for Davidson County, Tennessee; thence with Hudson N 60° 54' 23" W 40.00 feet to an iron pin in the boundary of Carmack, as of record in Instrument No. 20040428-0048116, Register's Office for Davidson County, Tennessee; thence with Carmack N 24° 46' 05" E 60.16 feet to an iron pin in the boundary of Montgomery- (Living Trust) as of record in Book 10484, Page 75, Register's Office for Davidson County, Tennessee, and with Hurt; thence with Hurt S 83° 37' 17" E 8.39 Feet to an iron pin; thence N 24° 47' 50" E 140.85 feet to the point of beginning and containing 0.27 acres, more or less.

BEING the same property conveyed to Larry Maher and Janel Maher, by Warranty Deed from NJC Leasing Corporation, a Tennessee corporation, recorded on 12/10/04 in Instrument No. 20041210-0147346, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 437 East Iris Drive, Nashville, TN 37204
(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.

Witness our hands this 31st day of May, 2006.

Larry Maher

Janel Maher

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Larry Maher and wife, Janel Maher, the bargainors, 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, Tennessee this 31st day of May, 2006.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

