WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF ~~MARCH~~ June, 2006.

Notary Public

MY COMMISSION EXPIRES: 3/10/07
(AFFIX SEAL)

Brenda R. Lehman Notary Public At Large Williamson County Tennessee

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Catherine Morley	Mary Catherine Morley	180-4A-137
(NAME)	(NAME)	
925 Century Oak Drive	925 Century Oak Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37211	
(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, Elizabeth Flannery and Judah Phillips, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Catherine Morley, married, 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. 58 on the Plan of Highlands Creek, Section Two of record in Instrument No. 20030424-0055118, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Elizabeth Flannery and Judah Phillips, by deed of record in Instrument No. 20050329-0033817, 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 Elizabeth Flannery by Judah Phillips as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. *_____, in the Register's Office for Davidson County, Tennessee.

unimproved ☐ * 20060705.0079979

This is improved ☒ property, known as 925 Century Oak Drive, Nashville, TN 37211
(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: 07/05/06 10:51 2 pgs
Fees:13.00 Taxes:1228.40
20060705-0079980

Witness our hands this 29th day of March, 2006.

Elizabeth Flannery by Judah Phillips Her Attorney in Fact

Elizabeth Flannery

Judah Phillips

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 Judah Phillips 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of June, 2006.

Commission expires:

LaTreca McAdoo

Notary Public

LaTreca McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
On this the 29 day of June, 2006 before me personally appeared Judah Phillips the person who executed the foregoing instrument on behalf of Elizabeth Flannery and who acknowledged that he/she executed the same as the free act and deed of the said Elizabeth Flannery through Power of Attorney granted him/her by the said Elizabeth Flannery.

My commission expires:

LaTreca McAdoo

LaTreca McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County