WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/06 14:36 2 pgs
Fees:13.00 Taxes:740.00

20061004-0123318

MARILYN PAINTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-20-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas L. Tilney	United Capital, Inc.	172-12B-218
(NAME)	(NAME)	
612 Cobble Court	2035 Lakeside Center Way, Stel40	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Knoxville, TN 37922	
(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, Karen M. Maher and husband, Daniel P. Maher, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas L. Tilney, an unmarried man, 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. 270 on the Plan of Bradford Hills, Section 11, of record in Book 7900, Page 6, as amended in Book 7900, Page 496, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen M. Maher and husband, Daniel P. Maher by Warranty Deed dated September 25, 2000, of record in Instrument No. 20000922-0094357, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Daniel P. Maher by Karen M. Maher as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. X in the Register's Office for Davidson County, Tennessee.

X 20061004-0123317

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

unimproved ☐

This is improved ☒ property, known as 612 Cobble Court, 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.

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

K M Maher
Karen M. Maher

Daniel P Maher by K M Maher as his attorney in fact
Daniel P. Maher
By: Karen M. Maher as his Attorney-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 Karen M. Maher, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Commission expires: November 14, 2009

Sarah Drenske
Notary Public

Sarah Drenske STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES 11/14/2009 DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Karen M. Maher, the person who executed the foregoing instrument on behalf of Daniel P. Maher, and acknowledged that she executed the same as the free act and deed of the said Daniel P. Maher, through Power of Attorney granted Karen M. Maher by the said Daniel P. Maher.

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

Commission expires: November 14, 2009

Sarah Drenske
Notary Public

Sarah Drenske STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES 11/14/2009 DAVIDSON COUNTY