39-B

File No. 271000165

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/26/07 12:29 2 pgs
Fees:13.00 Taxes:925.00

20071026-0126796

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 5-24-2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael P. Fay	Michael P. Fay	118-09-0-172.00
(NAME) 917 Marengo Lane	(NAME) 917 Marengo Lane	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Heather S. McBee, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael P. Fay and wife, Amanda Morales Fay, HEREINAFTER CALLED THE GRANTEE(S), His HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 17 on the Plan of Sutton Hill Section, Marengo Park, of record in Book 974, page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 17 fronts 76.65 feet on the southerly side of Marengo Lane and runs back 180.1 feet on the westerly line and 176.5 feet on the easterly line to the right of way of the Glendale Car Line, measuring 78 feet thereon.

Being the same property conveyed to Heather S. McBee, unmarried, by warranty deed from Jeanne Anne Naujeck, unmarried, of record in Instrument No. 20041215-0149239, Register's Office for Davidson County, dated December 14, 2004.

Taxes for the year 2008 and all subsequent years, a lien, but not yet due and payable. All prior years are paid.

Subject to all matters as set forth per Plat Book 974, Page 67, Register's Office of said County.

Sewer Easement of record in Book 3946, page 987, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 917 Marengo Lane, 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 GRANTEE(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), His 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 my hand this 19th day of October, 2007.

Heather S. McBee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Heather S. McBee, unmarried, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 19th day of October, 2007.

Witness my hand at office this 19th day of October, 2007.

Commission expires:
10/10/09

Notary Public

File Number: 271000165

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

DONALD M. HARRELL, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY