File Box 243

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/14/08 11:57 2 pgs
Fees:13.00 Taxes:456.95

20080314-0026047

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,500.00

Victoria H McCarthy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MARCH, 2008.

A Blevins
Notary Public

MY COMMISSION EXPIRES: October 22, 2011.
(AFFIX SEAL)

ANITA K WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. McCarthy	First Tennessee Homes Loans, a division of First Tennessee Bank NA	MAP 74-08-0, PARCEL 35.00
(NAME)	(NAME)	
7048 Lake Parkway	2525 West End Avenue, Ste. 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37203	
(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, **James Apple, Frances Carolyn Apple Allison and Elizabeth Ann Apple Moles, Heirs to the Estate of Frances Charlene Apple**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James P. McCarthy and wife, Victoria H. McCarthy**, 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:

Being Lot No. 784 on the plan of Hermitage Hills, Section 7 of record in Book 3300, pages 62 and 63, as amended in Book 5275, page 444, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to F. Charlene Apple by deed from Warren S. Tippett, III and wife, Karen S. Tippett, dated 2/6/86,of record in Book 6791, page 894, Register's Office for Davidson County, Tennessee. F. Charlene Apple, a/k/a Frances Charlene Apple, having since died on February 5, 2007, leaving her property to her children, James Apple, Frances Carolyn Apple Allison and Elizabeth Ann Apple Moles, Heirs to the Estate of Frances Charlene Apple by Will of record in The Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 07P-996.

This is the same legal description as used in the prior Deed.
This conveyance is subject to 2008 taxes, prorated and assumed by the Grantees; all matters set out on the plan of record in Book 3300, pages 62 and 63 as amended in Book 5275, page 444; restrictive covenants of record in Book 3399, page 446, and Book 3404, page 165, said Register's Office. Any and all easements located on the property; and subject to the rights and claims of parties in possession.

unimproved ☐

This is improved ☒ property, known as 7041 Bonnavent 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.**

Witness our hands this 12th day of March, 2008.

Elizabeth Ann Apple Moles
Elizabeth Ann Apple Moles

James E. Apple
James Apple

Frances Carolyn Apple Allison
Frances Carolyn Apple Allison

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, James Apple, Frances Carolyn Apple Allison and Elizabeth Ann Apple Moles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that he/she/they are the Heirs to the Estate of Frances Charlene Apple, the bargainors, and who acknowledged that he/she/they being authorized executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of March, 2008.

Commission expires: October 22, 2011

Ann B. Waddell Notary Public

