Davidson County DEEDWARR
Recvd: 05/02/08 11:58 2 pg
Fees:13.00 Taxes:647.13

20080502-0045128

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Amanda Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2008

Notary Public

MY COMMISSION EXPIRES: 01/24/2009

(AFFIX SEAL)

A DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

File No.: 2008030027

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1222 16th Avenue South, Ste 10, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mende Casey	Franklin American Mortgage Co.	073-05-0-193.00
(NAME)	(NAME)	
2401 Andrew Place	501 Corporate Centre Drive Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin, TN 37067	
(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, I/WE, Michael J. Corcoran, a married man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mende Casey, an unmarried woman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 28, as shown on the map entitled the Plan of Riverwood Terrace Subdivision, of record in Plat Book 1835, page 134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL J. CORCORAN, AN UNMARRIED MAN, by deed from JOSEPH J. MAINELLO AND WIFE, PATRICIA R. MAINELLO, of record in Instrument No. 20040616-0071294, dated June 9, 2004, Register's Office of Davidson County, Tennessee.

Heather Corcoran joins the execution of this instrument to convey any interest she may have in subject property by virtue of her marriage to Michael J. Corcoran.

This instrument executed on behalf of Heather Corcoran pursuant to Power of Attorney recorded simultaneously herewith in Instrument No. 20080502-0045127, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2401 Andrew Place, Nashville, TN 37216
(House Number) (Street) (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 my/our hand(s) this 25th day of April, 2008.

Michael J. Corcoran

Michael J. Corcoran Aif for Heather Corcoran
Heather Corcoran by Michael J. Corcoran, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Michael J. Corcoran, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 25th day of April, 2008.



Amanda Vaughn
Notary Public

My Commission Expires 1/24/09

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael J. Corcoran, Attorney in Fact for Heather Corcoran, 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 on behalf of Heather Corcoran by Michael J. Corcoran for the purposes therein contained pursuant to Power of Attorney executed by Heather Corcoran.

Witness my hand and official seal this 25th day of April, 2008.



Amanda Vaughn
Notary Public

My Commission Expires: 1/24/09

RETURN TO:

CLG Title and Escrow Services, LLC
1222 16th Avenue South, Ste 10
Nashville, TN 37212