WARRANTY DEED

RETURN TO: BOX 10-A
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans: T20090057044 DEEDWARR
Recvd: 08/20/09 11:01 2 pgs
Fees: 13.00 Taxes: 3126.50

20090820-0078433

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $845,000.00

Affiant

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2009.

Notary Public

My Commission Expires NOV 7, 2011

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher M. McHugh	SAME	Map 130-11
(NAME) 4421 Wayland Drive	(NAME)	Parcel 119
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, **ARNOLD TACKETT, TRUSTEE OF THE REVOCABLE TRUST AGREEMENT OF LYLE FINLEY DATED MAY 18, 2007**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER M. McHUGH AND WIFE, ELIZABETH C. McHUGH,** 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:

All that tract or parcel of land lying and being in Davidson County, Tennessee, being Lot Number Two (2), except a small triangular part, and a small triangle out of the southeast corner of Lot Number One (1), on the Plan of Hycrest Acres, recorded in Book 2133, Page 5, in the Register's Office of Davidson County, Tennessee, and described as follows: BEGINNING at a point on the westerly margin of Wayland Drive, at the common corner of Lots 2 and 3; thence with the margin of said Drive, Northwesterly 72.86 feet to a concrete monument, and continuing with the same, North 40 degrees 13 minutes West, passing the common corner of Lots 1 and 2 at 87 feet, and continuing in the same direction, along the margin of said Drive, 12 feet to a point; thence South 47 degrees 19 minutes West, crossing the line between Lots 1 and 2 at 45.6 feet, in all 100 feet to a point in Lot 2; thence South 65 degrees 02 minutes West 285.6 feet to a point in the line between Lots 1 and 2; thence with the line between said Lots North 88 degrees West 155 feet to a point in the easterly line of the subdivision known as Tyne Meade, Section 4, as of record in Book 1424, Page 25, said Register's Office; thence South 1 degree 33 minutes West 70 feet to a point at the corner of Lots 2 and 3; thence with the line between said Lots, North 87 degrees 03 minutes East 404.9 feet to a point; and North 63 degrees 02 minutes East 215.3 feet to the westerly margin of Wayland Drive, the Point of Beginning.

Being part of the same property conveyed to Lyle Finley, Trustee of the Revocable Trust Agreement of Lyle Finley Dated May 18, 2007 by Quitclaim Deed dated October 22, 2008 from FTM Associates, LLC, of record in Instrument #20081029-0107754, said Register's Office.

This conveyance is subject to (a) 2009 real property taxes; and (b) all matters appearing on the plan of record in Book 2133, page 5, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4421 Wayland Drive, Nashville, Tennessee 37215
(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 my hand this 6th day of August, 2009.

The Revocable Trust Agreement of Lyle Finley Dated May 18, 2007

By: Arnold Tackett, Trustee
Arnold Tackett, Trustee

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, the undersigned notary public, ARNOLD TACKETT, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Trustee of the The Revocable Trust Agreement of Lyle Finley Dated May 18, 2007, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at ~~Nashville~~ Chattanooga, Tennessee this 6th day of August, 2009.

Commission expires: 8/8/2012

JANET R. WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

Janet R. White
Notary Public