BILL GARRETT, Davidson County
Trans:T20100028940 DEEDWARR
Recvd: 05/13/10 15:01 3 pgs
Fees:18.00 Taxes:362.60
20100513-0037046

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Mary E. McCarthy
5510 Country Drive #22
Nashville, Tennessee 37211

MORTGAGEE:

SEND TAX BILL TO:
Brand Mortgage
6224 Sugarloaf Pkwy
Suite 200
Duluth, GA 30097

MAP	**162-9**
GROUP	**A**
PARCEL	**22**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Betty K. Hunnicutt, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Mary E. McCarthy, unmarried, David J. McCarthy and Laura L. McCarthy, husband and wife, as tenants in common with right of survivorship**, 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 a certain condominium in Davidson County, Tennessee, being Unit No. 22 of the Hickory Valley Condominiums, Phase 2, Building 3, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4659, page 32, and as clarified in Book 4937, page 439, and in Book 5001, page 394, Register's Office, Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4659, page 39, Register's Office for Davidson County, Tennessee, together with the undivided percentage in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the site plan of Hickory Valley Condominiums, of record in Book 4460, page 133, and as also shown in Book 4300, page 197, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

Being the same property conveyed to Betty K. Hunnicutt, unmarried by deed dated from Lucille M. Bottorff, married of record in Book 10913, page 950, Register's Office for Davidson County, Tennessee.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **5510 Country Drive #22, Nashville, Tennessee 37211.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the 19th day of **April, 2010.**

Betty K. Hunnicutt

Betty K. Hunnicutt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Betty K. Hunnicutt, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 19th day of April, 2010.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $98,000.00.

Jamy Morris
AFFIANT

Subscribed and sworn to before me on this 19th day of April, 2010.

~~Thomas I. Bottorff~~ Dawn N. Kemp
NOTARY PUBLIC

DAWN N. KEMP
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: ~~11/24/2013~~
8/21/12