WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/05/11 15:05 3 pgs
Fees:18.00 Taxes:612.35
20111205-0094792

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$165,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 7-6-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie Ann McCarthy	**F & M Bank**	**126-15-B-319CO**
(NAME)	(NAME)	
6758 Boundary Run	**50 Franklin Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Clarksville, TN 37040**	
(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, **Christie Todd Schenk as beneficiary by Executor's Deed from Jan B. Todd and her husband, Eric Schenk**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leslie Ann McCarthy, married**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 47, on the Plan of Section Four, Lexington Point Subdivision, as shown by plat appearing of record in Instrument No. 20020116-0006343, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Christie Todd Schenk beneficiary and granddaughter of Decedent by Executor's Deed dated May 2, 2011, from Jan B. Todd, Executor for The Estate of Thomas W. Beasley, and filed for record on May 18, 2011, in Instrument No. 20110518-0038159, Register's Office for Davidson County, Tennessee.

And previously being the same property conveyed to Thomas W. Beasley by Warranty Deed dated June 22, 2007, from Brandon J. Barbee and wife, Brandy K. Barbee and filed for record on June 25, 2007, in Instrument No. 20070625-0075617, and Deed of Correction recorded in Instrument No. 20100601-0041600, Register's Office for said County. The said Thomas W. Beasley died testate on January 30, 2011, devising the above described property to Christie Leah Todd (aka Christie Todd Schenk), by virtue of Last Will and Testament filed for record in Docket No. 11P298, in the Seventh Circuit Court for Davidson County, Tennessee.

The said Eric Schenk, husband of Christie Todd Schenk, joins in this conveyance for the purpose of conveying any and all right, title or interest that he may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **6758 Boundary Run, Nashville, TN 37221**

(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 29th day of November, 2011.

Christie Todd Schenk

Eric Schenk

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christie Todd Schenk and Eric Schenk, the bargainors, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29TH DAY OF NOVEMBER, 2011.

Commission expires: 7/6/2015

SHANNON HILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 14, 2015

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