WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2011.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. Duffy Mocco	J. Duffy Mocco	116020B04700CO
(NAME)	(NAME)	
4918 Maymanor Circle	4918 Maymanor Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110078032 DEEDWARR
Recvd: 12/09/11 13:05 2 pgs
Fees:13.00 Taxes:4347.50
20111209-0096246

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, Dennis E. Hallahan and Helene K. Hallahan, as husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. DUFFY MOCCO AND WIFE, WENDY E. MOCCO, 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:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Hill Place, of record in Book 7900, Page 913, Book 7900, Page 923 thru 932, corrected by Surveyor's Certificate of Correction of record in Book 10058, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed on May, 3, 1999 by Warranty Deed to Dennis E. Hallahan and wife, Helene K. Hallahan from Patrick E. Rowan and wife, Adele Rowan of record in Book 11461, Page 78, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF HILL PLACE, OF RECORD IN BOOK 7900, PAGE 913 AND IN BOOK 7900, PAGES 923-932 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, WHICH PLAT IS AMENDED BY SURVEYOR'S CERTIFICATE OF CORRECTION IN BOOK 10058, PAGE 112 , SAID REGISTER'S OFFICE; FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 9645, PAGE 85; BOOK 9658, PAGE 19; BOOK 10872, PAGE 520, BOOK 11548, PAGE 57; INSTRUMENT NO. 20010510-0048634 AND INSTRUMENT NO. 20000322-0029124, SAID REGISTER'S OFFICE; FURTHER SUBJECT TO BY-LAWS FOR HILLS PLACE OF RECORD IN BOOK 9645, PAGE 111, SAID REGISTER'S OFFICE.

See Durable Special Power of Attorneys from Grantors herein to Margaret Thornton, being recorded simultaneously with this instrument as Instrument Nos. ✓ 20111209-0096244 and ✓ 20111209-0096245 and in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4918 Maymanor Circle, Nashville, TN 37205

(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 8th day of December, 2011.

Dennis E. Hallahan

Dennis E. Hallahan

By: Margaret Thornton

Margaret Thornton
Attorney-in-Fact

Helene K. Hallahan

Helene K. Hallahan

By: Margaret Thornton

Margaret Thornton
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this the 8th day of December, 2011, before me personally appeared Margaret Thornton, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Dennis E. Hallahan**, and acknowledged that she executed the same as the free act and deed of the said **Dennis E. Hallahan**.

Witness my hand and official seal at office at Nashville, Tennessee, this the 8th day of December, 2011.

My commission expires: 3/3/2014

Deanie L. Gregory

Deanie L. Gregory, Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 8th day of December, 2011, before me personally appeared Margaret Thornton, to me know (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Helen K. Hallahan**, and acknowledged that she executed the same as the free act and deed of the said **Helene K. Hallahan.**

Witness my hand and official seal at office at Nashville, Tennessee, this the 8th day of December, 2011.

My commission expires: 3/3/2014

Deanie L. Gregory

Deanie L. Gregory, Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:
DEANIE L. GREGORY, ATTORNEY
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115