WARRANTY DEED

File #12103045

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,336.00

Rachelle Caudill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2012.

Kim Gillespie
Notary Public

MY COMMISSION EXPIRES: 10-18-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Finegan and Tracy M. Finegan	William Finegan	042-08-0A-003.00
1048 S. Brookside Drive ~~1745 Heritage Glen Drive~~	1048 S. Brookside Drive	
~~Madison, TN 37115~~ Gallatin, TN 37066	Gallatin, TN 37066	
(NAME) (ADDRESS) (CITY) (STATE) (ZIP)	(NAME) (ADDRESS) (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, **John W. Mahan, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William A. Finegan and Tracy M. Finegan, husband and wife,** 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 Lot No. 3, on the plan of Heritage Glen PUD, as the same appears of record in Plat Book 6900, Page 981, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to John W. Mahan by deed from Sherron E. Robinson Bradshaw, dated 02/25/94, of record in Book 9270, Page 431, and by deed from Tom Bradshaw, Spouse of Sherron E. Robinson Bradshaw, dated 03/01/1994, of record in Book 9270, Page 433, said Register's Office.

Further being the same property conveyed to Sherron E. Robinson and John W. Mahan, both unmarried, by deed from Tri-County Builders, Inc., dated 03/29/1991, of record in Book 8321, Page 10, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Plat Book 6900, Page 981, said Register's Office.; Quit Claim Deed for Homeowner's Association for Common Area as of record in Book 8151, Page 629 and in Book 8083, Page 601, said Register's Office.; Charter as of record in Book 8108, Page 508, said Register's Office.; Declaration of Covenants and By-Laws as of record in Book 7939, Page 978 as amended in Book 8111, Page 86, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1745 Heritage Glen Drive, Madison,TN,37115
(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

BILL GARRETT, Davidson County
Trans:T20120082644 DEEDWARR
Recvd: 10/30/12 15:35 2 pgs
Fees:13.00 Taxes:245.44
20121030-0099711

Witness our hands this 22nd day of October, 2012.

John W. Mahan

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared John W. Mahan with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 22nd day of October, 2012.

Commission expires:

8/16/14

Notary Public

VANESSA E. ALLEN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130