WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130015374 DEEDWARR
Recvd: 02/25/13 10:16 3 pgs
Fees: 18.00 Taxes: 488.40

20130225-0018413

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **22nd** day of **February, 2013**

Brenda R Lehman
Notary Public

MY COMMISSION EXPIRES: 3/8/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara Stewart	F+M Bank	07104017800
(NAME)	(NAME)	
2512 Woodyhill Drive	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **John Mahoney and Charles L. Duncan**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sara Stewart, an unmarried person**, 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 Lot No. 216 on the Map of Joywood Heights, Section II, as of record in Book 1130, page 92, Register's Office for said County, and described as follows:

Said Lot No. 216 begins at a point in the southwesterly margin of Woodyhill Drive at the corner of Lots Nos. 216 and 217; thence with the line between said lots, southwesterly 240.3 feet; thence S 2 deg. 55' West 172.6 feet to an iron pin being the center of the T.V.A. power line right-of-way; thence with the center line of the same N 89 deg. 5' East 102.2 feet to the corner of Lots Nos. 215 and 216; thence with the line between said lots northeasterly 290.8 feet to the margin of Woodyhill Drive; thence with the margin of the same around a slight curve northwesterly 70 feet to the beginning.

BEING the same property conveyed to John Mahoney and Charles L. Duncan, tenants in common, by deed from The Estate of Lillie May Pentecost by Debra Lynn Batey, Executrix, Debra Lynn Batey, Susan Annette Towery, Alvin Cleveland Pentecost Jr., and Danny Wayne Pentecost, dated 02/23/2012, of record in Instrument No. 20120307-0020029, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Alvin C. Pentecost and wife, Lillie Mae Montgomery Pentecost by Warranty Deed from Fred A. Speck and wife, Bessie Willodean Speck, dated July 15, 1958 and of record in Record Book 2797, page 129, Register's Office for Davidson County, Tennessee. Alvin C. Pentecost is now deceased, having remained married to Lillie Mae Montgomery Pentecost without intervening divorce or legal separation from time of acquisition of the property herein until his death, thereby vesting title in Lillie Mae Montgomery Pentecost as the surviving tenant by the entirety. Lillie Mae Montgomery Pentecost is now deceased. Further, Debra Batey, being duly appointed as Executrix of The Estate of Lillie Mae Pentecost, as evidenced in a Will dated October 9, 2001, with further reference to Affidavits of Inheritance recorded at Instrument Number 20120307-0020025 and Instrument Number 20120307-0020026 and Wills of record at Instrument Number 20120307-0020027 and Instrument Number 20120307-0020028, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved Xx property, known as 2512 Woodyhill Drive, Nashville, TN 37207

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, has 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 **22nd** day of **February, 2013**

John Mahoney by Charles Duncan Attorney in Fact

Charles Duncan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, Charles Duncan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **22nd** day of **February, 2013**

Notary Public

My commission expires

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

POWER OF ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Charles Duncan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of John Mahoney, and who acknowledged that she executed the same as the free act and deed of the said John Mahoney, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 20130225-0018412, said Register's Office.

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

NOTARY

My Commission Expires:

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016