BILL GARRETT, Davidson County
Trans:T20130040535 DEEDWARR
Recvd: 05/15/13 12:55 2 pgs
Fees:13.00 Taxes:861.73
20130515-0049023

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2013030013

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $232,900.00

Sworn to and subscribed before me this 3rd day of May, 2013.

Affiant

Notary Public 10/30/16

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-14376

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Donald C. Lee		104-100C-033.00-CO
362 Elmington Avenue	New Owner	
Nashville, TN 37205		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Stephen J. McCarthy and wife, Anne D. McCarthy who obtained title as Anne W. McCarthy**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Donald Lee and wife, Jeannie Crawford-Lee,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

A certain Condominium in Davidson County, Tennessee, being Unit No. H-33 as shown on the Revised Plan of Elmington Condominium, a Horizontal Property Regime in Nashville, as of record in Plat Book 4660, Page 60, in the Register's Office for Davidson County, Tennessee, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed of record in Book 4486, page 547, as corrected in Book 4673, page 102, as amended in Book 4963, page 265, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other units owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.

Being the same property conveyed to Stephen J. McCarthy and wife, Annie W. McCarthy by Warranty Deed from Arthur H. Perlen and wife, Lisa Diane Perlen of record in Book 9300, page 598, Register's Office for Davidson County, Tennessee, dated March 31, 1994, recorded April 5, 1994.

This is improved property known as **362 Elmington Avenue, Nashville, TN 37205.**

This conveyance is made subject to all matters of record in Register's Office for Davidson County, Tennessee including but not limited to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 3rd day of May, 2013.

Stephen J. McCarthy

Anne D. McCarthy

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Stephen J. McCarthy and Annie D. McCarthy, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of May, 2013.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2015