

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 76,000.00

Affiant

Subscribed and sworn to before me, this 18th day of September, 2013.

Notary Public

My commission expires: 3-01-16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOHN MAHONEY **CHARLES L DUNCAN**	John Mahoney	**09113018900**
418 WESTBORO DRIVE	705 Settlers Ct.	
NASHVILLE, TN 37209	Nashville TN 37221	

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 ACKNOWLEDGE, WE,

KENNETH L. GRAMMER and WIFE, LADONNA L GRAMMER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN MAHONEY and CHARLES L DUNCAN

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. 11 on the Plan of Section One, Westboro Subdivision, of record in Book 1424, Page 18, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO KENNETH L. GRAMMER AND WIFE, LADONNA L. GRAMMER BY WARRANTY DEED FROM JERRY LYNN WOODARD, EXECUTOR OF THE ESTATE OF HERBERT H. WOODARD, DECEASED, DATED 04/30/2008 RECORDED ON 05/05/2008 IN INSTRUMENT NO. 20080505-0046271 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 418 WESTBORO DRIVE, NASHVILLE, TN 37209.

BILL GARRETT, Davidson County
Trans:T20130081710 DEEDWARR
Recvd: 09/20/13 11:04 2 pgs
Fees:13.00 Taxes:281.20
20130920-0099290

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 in 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/our hand(s) this 18th day of September, 2013.

KENNETH L. GRAMMER

LADONNA L GRAMMER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, KENNETH L. GRAMMER and LADONNA L GRAMMER, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2013.

Notary Public

My Commission Expires: 5-22-17

KEVIN C CARFREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER