BILL GARRETT, Davidson County
Trans:T20130091440 DEEDWARR
Recvd: 10/24/13 14:26 2 pgs
Fees:13.00 Taxes:641.95

20131024-0110994

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-WR-13-909

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER
Catherine McTamaney	New owner	
(NAME)	(NAME)	
909 Malquin Drive		**06103013200**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-1722		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **THERESA PITTS-SHIPP AND HUSBAND, BRIAN SHIPP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CATHERINE MCTAMANEY, A MARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 10, BLOCK K ON THE PLAN OF BROADMOOR, SECTION 2, AS OF RECORD IN PLAT BOOK 547, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF

BEING THE SAME PROPERTY CONVEYED TO THERESA A. PITTS, A SINGLE PERSON BY DEED FROM PHILLIP GREENWOOD AND WIFE, ANGELA GREENWOOD, DATED 03/27/2002 AND FILED FOR RECORD ON 04/01/2002 IN INSTRUMENT 200204010039253, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID THERESA A. PITTS HAVING SINCE MARRIED AND IS NOW KNOWN AS THERESA PITTS-SHIPP. BRIAN SHIPP, SPOUSE OF THERESA PITTS-SHIPP JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 547, PAGE 174 AND ANY AND ALL OTHER EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **909 Malquin Drive Nashville, Tennessee 37216-1722**
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 October, 2013.

Theresa Pitts-Shipp

Brian Shipp

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Theresa Pitts-Shipp and Brian Shipp, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of October, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212