BILL GARRETT, Davidson County
Trans:T20130095033 DEEDWARR
Recvd: 11/06/13 15:14 2 pgs
Fees:13.00 Taxes:702.63
20131106-0115362

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $189,900.00. Affiant Subscribed and sworn to before me, this 4th day of November, 2013. Notary Public My Commission Expires: 11/5/2016

FRANCENE KAVIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address New Owner As Follows: Mary Dunn 105 N. Haven Ct. Nashville, TN 37211	Send Tax Bills To: Sumner Bank & Trust 967A Grassland Place Gallatin, TN 37066	Map-Parcel Number: 172040A01000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT T. MCMAHON AND WIFE, BETTY S. MCMAHON, formerly known as BETTY S. BINKLEY**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MARY DUNN**, single woman, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 10 on the plan of Phase One, Highlands of Brentwood, (Formerly Brentwood Highlands) of record in Book 9700, page 773, and revised in Book 9700, page 857, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert T. McMahon and Betty S. Binkley, husband and wife, by deed dated January 16, 2000, recorded on February 16, 2000, as Instrument No. 20000216-0015547, Register's Office for Davidson County, Tennessee. The said Betty S. Binkley now known as Betty S. McMahon.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 9700, page 773, and Book 9700, page 857, Register's Office for Davidson County, Tennessee.

2. Easement for Sanitary Sewer/Storm Drainage of record in Book 7461, page 773, and in Book 7461, page 805, Register's Office for Davidson County, Tennessee.

3. Easement for Ingress and Egress of record in Book 11189, page 612, Register's Office for Davidson County, Tennessee.

4. Easement to BellSouth Communications of record in Book 11608, page 467, Register's Office for Davidson County, Tennessee.

5. Restrictive Covenants as set forth in instrument recorded in Book 11189, page 612; Book 11356, page 815; and in Book 11629, page 906, Register's Office for Davidson County, Tennessee.

6. By-Laws of record in Book 11356, page 840, Register's Office for Davidson County, Tennessee.

This is improved property known as: **105 N. Haven Ct., Nashville, TN 37211**.

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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 4th day of November, 2013.

Robert T. McMahon

Betty S. McMahon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT T. MCMAHON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of November, 2013

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BETTY S. MCMAHON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of November, 2013

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015