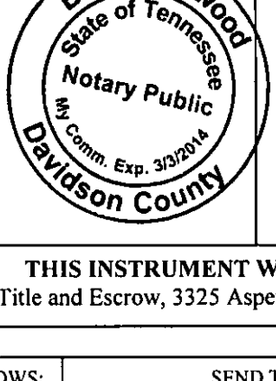
7707 book 13

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ly Prom	Ly Prom	051-03-0-104.00
(NAME)	(NAME)	
907 Freywood Drive	907 Freywood Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130104867 DEEDWARR
Recvd: 12/17/13 09:52 2 pgs
Fees:13.00 Taxes:477.30

20131217-0127206

FOR AND 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, WE, Matthew John McCartney and wife, Kathleen McCartney, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ly Prom, an unmarried man, 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 Number 78 on the Plan of Pleasant Acres, Section Two, of record in Book 2133, Page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Matthew John McCartney, unmarried, by deed of record in Instrument Number 20061101-0135783Register's Office for Davidson County, Tennessee. The said Matthew John McCartney is now married to Kathleen McCartney. Kathleen McCartney hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property

Subject to all matters as shown on Plan of Pleasant Acres, Section Two of record in Book 2133, Page 75, Register's Office for Davidson County, Tennessee. Subject to all existing easements and all other matters shown on plat of record in Plat Book 2133, Page 75, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 907 Freywood Drive, Madison, TN 37115

(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 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 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 my hand this 16th day of December, 2013.

Matthew John McCartney by Kathleen McCartney Attorney-in-fact

Matthew John McCartney by Kathleen McCartney,
Attorney-in-Fact

Kathleen E McCartney

Kathleen McCartney

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathleen McCartney, 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 at Franklin, Tennessee this 16th day of December, 2013.

Commission expires:

Beth Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 16th day of December 2013 before me personally appeared Kathleen McCartney, the person who executed the foregoing instrument on behalf of Matthew John McCartney, and acknowledged that she executed the same as the free act and deed of the said Matthew John McCartney, through Power of Attorney granted _____ by the said Matthew John McCartney.

Witness my hand and official seal at Franklin, Tennessee this 16th day of December, 2013.

Commission expires:

Notary Public

Beth Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County