NEW OWNER:

Margaret Ann Dougharty
216 Montchanin Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 13-1045

PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE SEARCH REQUESTED OR PERFORMED.

Map & Parcel
084-04-0-028.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20140016225 DEEDWARR
Recvd: 03/10/14 14:19 3 pgs
Fees:18.00 Taxes:148.00
20140310-0020016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Forty Thousand and 00/100 Dollars ($40,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARY MCCALL MCCULLOCH** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MARGARET ANN DOUGHARTY**, ("Grantee"), her heirs and assigns, forever, her one-half (1/2) undivided interest in and to the following tract or parcel of land, situated and lying in the **3rd** Civil District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Being Lot No. 25 on the Plan of Section One, McGavock Heights, as of record in Book 2330, Page 70, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at a point in the westerly margin of Glenoaks Drive and the northeast corner of said lot; thence with the margin of Glenoaks Drive southerly 117.9 feet to a concrete monument at the beginning of a curve; thence around said curve in a southwesterly direction 39.27 feet to a concrete monument in the north margin of Midvale Drive; thence with the north margin of Midvale Drive, westerly 110.05 feet to a concrete monument; thence along the west line of Lot 25, north 3 degrees 39' west 140.1 feet to a concrete monument; thence along the rear line of said lot north 82 degrees 35' east 120 feet to the point of beginning.
>
> Being the same property conveyed to Mary McCall McCulloch and Margaret Ann Dougharty by Co-Administratrix Quitclaim Deed dated June 14, 2012, from Mary McCall McCulloch and Margaret

Ann Dougharty, Co-Administratrix of the Estate of James C. Beasley, deceased, of record in Instrument 201206150052723, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as 2800 GLENOAKS, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2330, Page 70, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES shall be assumed by the Grantee.

WITNESS OUR SIGNATURE hereto this 6th day of March, 2014.

Mary McCall McCulloch
MARY MCCALL MCCULLOCH

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MARY MCCALL MCCULLOCH,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of March, 2014.

NOTARY PUBLIC

My commission expires: 10/18/15

GREGORY S. GILL
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$40,000.00.**

Margaret Ann Dorfman
AFFIANT

Sworn to and subscribed to before me this 6th day of March, 2014.

NOTARY PUBLIC

My commission expires: 10/18/15

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY