14-1-158

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20140052313 DEEDWARR
Recvd: 07/21/14 10:40 2 pgs
Fees:13.00 Taxes:702.63
20140721-0064359

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $189,900.00.

Affiant

Subscribed and sworn to before me, this 14th day of July, 2014.

Notary Public

My Commission Expires
October 30, 2016

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christy Leigh Wyrick	FSM Bank ~~New Owner~~	**Map\Parcel: 173090A83900CO**
2704 Dracut Lane	10 Cadillac Drive Suite 100	
Nashville, TN 37211	Brentwood TN 37027	

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,

Kelly McCarthy Harrison, a married woman, formerly known as Kelly McCarthy

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

Christy Wyrick, a single woman

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. 724 on the Plan of Resubdivision of Lots 721 through 725, Section One of Phase Eight, Lenox Village of record in Plat at Instrument No. 20100405-0024714, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelly McCarthy, an unmarried woman, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20101201-0095635, Register's Office for Davidson County, Tennessee.

Austin T. Harrison, spouse of Grantor does not now nor has ever had a marital interest in subject property and is not required to join in the conveyance of subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record in Instrument No. 20100405-0024714; Master Deed in Instrument Number 20020315-0032825 and made applicable to the subject property by Instrument No. 20021226-0158459 and by Instrument No. 20060321-0032382; restrictive covenants in Instrument Number 20020315-0032826; Instrument No. 20021226-0158458; Instrument No.20040526-0062220; Instrument No. 20050113-0005133; Instrument No. 20060321-0032383; Instrument No. 20070830-0104306; Instrument No. 20070103-0001284; Instrument No. 20060622-0074677; Instrument No. 20060120-0007914; Instrument No. 20060221-0020352; Instrument No. 20021226-0158459; Number 20070611-0069800; Charter of the Lenox Village Neighborhood Association Inc. of record in Instrument Number 20010412-0045831; easement for sanitary sewer, storm drainage and water main with appurtenances of record as Instrument No. 20010918-0100850 and Instrument

No. 20010918-0100852; Stormwater Detention Agreement of record in Instrument Number 20020628-0078164 and Instrument Number 20051213-0149579; and Agreements for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument Number 20010918-0100849 and Instrument No. 20010918-0100851, all Register's Office for Davidson County, Tennessee.

This is improved property known as 2704 Dracut Lane 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 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 hands this 14th day of July, 2014.

Kelly McCarthy Harrison

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Kelly McCarthy Harrison the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2014.

Notary Public

My Commission Expires: 05/30/2017

File #: 5014111
RECORD & RETURN TO:
Solomon Parks Title & Escrow, LLC
415 Main Street
Franklin, TN 37064

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY