Davidson County DEEDWARR
Recvd: 08/29/14 15:19 3 pgs
Fees:18.00 Taxes:684.50
20140829-0079350

WARRANTY DEED

ZR14-0217

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF August, 2014.

Notary Public

MY COMMISSION EXPIRES: 12/18/17
(AFFIX SEAL)

REBECCA MOSS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia C. Linzy	New Owner	042 15 0 048.00
217 W. Marthona Road	(NAME)	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 LISA MAE YORK ROBISON AND JOHN DAVID YORK AND PETER ROCKY YORK AND JAMES CHRISTIAN YORK AND ROSEANNE YORK COLVIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PATRICIA C. LINZY, AN UNMARRIED WOMAN, AND BRANDON G. LINZY, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, 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:

* Heirs-at-law of Carolyn McCarthy **20140829-0079345**

(V2)

Land in Davidson County, Tennessee, being Lot Nos. 77, 78, 79 and 80, Block "B" on the Map of Marthonna Subdivision, not of record, and described as follows:

Beginning at a point on the easterly margin of Marthonna Road West, formerly Ezell Road West, the common corner of Lots 76 and 77; thence with the line between said lots, easterly 420 feet to a point; thence southerly 100 feet to the corner of Lots 80 and 81; thence with the line between said lots westerly 420 feet to the easterly margin of Marthonna Road, formerly Ezell Road; thence with the margin of same northerly 100 feet to the beginning.

Being the same property conveyed to Norris N. McCarthy and wife, Carolyn McCarthy by Warranty Deed from Mary L. Binkley, unmarried, of record in Book 10525, Page 856, Register's Office for Davidson County, Tennessee, dated July 11, 1997 and recorded on July 11, 1997.

The said Norris N. McCarthy predeceased Carolyn McCarthy.
Carolyn McCarthy died March 16, 2013 (See Probate No. 13P804 in Davidson County, Tennessee), who had 3 children Lisa Mae York Robison, John David York and James Allen York.

James Allen York having predeceased Carolyn McCarthy, leaving 3 children James Christian York, Roseanne York Colvin and Peter Rocky York **20140829-0079344**

Grantors have never occupied the said property as their primary residence.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 5593, page 549, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 217 W. Marthona Road, Madison, Tennessee 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 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 26th day of August, 2014.

Lisa Mae York Robison By Marshall M Snyder Her Attorney In Fact
Lisa Mae York Robison by Marshall M. Snyder, her attorney in fact

John David York By Marshall M Snyder His Attorney In Fact
John David York by Marshall M. Snyder, his attorney in fact

Peter Rocky York by [signature] his attorney in fact
Peter Rocky York by James Christian York his attorney in fact

[signature]
James Christian York

Roseanne York Colvin by [signature] her attorney in fact
Roseanne York Colvin by James Christian York, her attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of August, 2014, before me personally appeared Marshall M. Snyder to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lisa Mae York Robison and John David York, and who acknowledged he/she/they executed the same as the free act and deed of the said Lisa Mae York Robinson and John David York.

Witness my hand and official seal, this the 26th day of August, 2014.

[signature]
Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of August, 2014, before me personally appeared James Christian York to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Roseanne York Colvin and Peter Rocky York, and who acknowledged he/she/they executed the same as the free act and deed of the said Roseanne York Colvin and Peter Rocky York.

Witness my hand and official seal, this the 26th day of August, 2014.

[signature]
Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of August, 2014, before me personally appeared James Christian York to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of August, 2014.

[signature]
Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee

County of Wilson

SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

