BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140078593 DEEDWARR
Recvd: 10/20/14 08:51 2 pgs
Fees:13.00 Taxes:873.20
20141020-0096247

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ann Dorris	NEW OWNER	
(NAME)	(NAME)	142-16G-5CO
114 Hicks Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **LINDA J. MCGAHEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY ANN DORRIS,** 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 Unit No. 5 on the Final Plat of Devon Close Townhomes, created under Title 66, Section 27-101, et seq. as amended Tennessee Code Annotated, and as established by a Master Deed of record in Book m9747, page 278, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Devon Close Townhomes, of record in Book 9700, page 86, and as amended in Book 9700, page 147, said Register's Office, for a more complete identification of such unit.

Being the same property conveyed to Linda J. McGahey, unmarried by Warranty Deed from Bret S. O'Brien and wife, Julie O'Brien dated May 11, 2001 of record in Instrument No. 20010516-0050855, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 9700, Page 86 and Plat Book 9700, page 147, said Register's Office; and (c) restrictive covenants of record in Book 7517, page 283, Book 7517, page 367, Book 8180, page 222, Book 8712, page 618, Book 8712, page 620, Book 8796, page 410, Book 8796, page 416, Book 9150, page 182, Book 9492, page 954 and Book 9492, page 600, said Register's Office, (d) Book 9747, page 278, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 114 Hicks Rd., Nashville, TN 37221

(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 17th day of October, 2014.

Linda J. McGahey

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda J. McGahey, the bargainor, 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 Nashville, Tennessee this 17 day of October, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public