BILL GARRETT, Davidson County
Trans:T20140083880 DEEDWARR
Recvd: 11/06/14 10:20 2 pgs
Fees:13.00 Taxes:728.90
20141106-0102567

MARY BIRTHRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 197,000.00

Elaine Williamson
Affiant

Subscribed and sworn to before me, this 30th day of October, 2014.

Mary Birthrick
Notary Public

My commission expires: 11-3-15

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
THOMAS MCNALLY **RENE MCNALLY**	**FIRST COMMUNITY** **MORTGAGE INC.**	**058090A24700CO**
2728 CATO RIDGE DR	**275 ROBERT ROSE DRIVE**	
NASHVILLE, TN 37218	**MURFREESBORO, TN 37129**	

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,

JAMES BRIAN MODRALL, UNMARRIED

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

THOMAS MCNALLY AND RENE MCNALLY, HUSBAND AND WIFE

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. 234, on the Plan of Revision One, Lot 164-Phase, 6; Lot 237, Phase 7- Section 1 and Lots 234, 235 and 236, Phase 7- Section 2, Jordan Ridge at Eaton's Creek of record in
Instrument #20080326-0030483, previously recorded in Instrument #20080205-0012163 Register's Office for Davidson County, Tennessee, to which Plan reference for Revision One is hereby made for a more complete and accurate legal description.

BEING THE SAME PROPERTY CONVEYED TO JAMES BRIAN MODRALL, UNMARRIED, BY SPECIAL WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, DATED 05/14/2008 AND RECORDED ON 05/15/2008 IN INSTRUMENT NUMBER 20080515-0049940, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 2728 CATO RIDGE DR, NASHVILLE, TN 37218.

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 in 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/our hand(s) this 30th day of October, 2014.

JAMES BRIAN MODRALL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JAMES BRIAN MODRALL, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2014.

Notary Public

My Commission Expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Return to:

Birthright Title & Escrow, LLC
15 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072