BILL GARRETT, Davidson County
Trans:T20150017354 DEEDWARR
Recvd: 03/10/15 13:57 2 pgs
Fees:13.00 Taxes:1479.63
20150310-0020489

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $399,900.00.

Affiant

Subscribed and sworn before me this the 6th day of March, 2015.

Notary Public
My commission expires: 3-20-18

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dara McCarney 2506A Carter Ave Nashville, TN 37206	Volunteer Mortgage One Vantage Way #E240 Nashville TN 37228	~~08304023500~~ 083040J00200CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HAROLD G. JOHNSON, JR., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DARA MCCARNEY AND BEN MACIAS, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B, Eastside Homes of Carter, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions and Restrictions, of record in Instrument Number 20140516-0042056, Register's Office for Davidson County, Tennessee, and being shown on the plat appended thereto, all to which reference is hereby made for a more complete description of said unit.

Being a portion of the same property conveyed to Harold G. Johnson, Jr., by Warranty Deed from Edna Mildred Spain, Unmarried, of record in Instrument No. 20140410-0030206, Register's Office for Davidson County, Tennessee, dated April 3, 2014, and recorded on April 10, 2014.

Being a portion of the same property previously conveyed to Mildred Spain by Quitclaim Deed from Aubrey V. Spain of record in Instrument No. 20010202-0010339, Register's Office for Davidson County, Tennessee, dated January 23, 2001, and recorded on February 2, 2001.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2506A Carter Ave, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 6th day of March, 2015.

Harold G. Johnson, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Harold G. Johnson, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of March, 2015.

My commission expires: 9-10-2018

Notary Public

