WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150025534 DEEDWARR
Recvd: 04/07/15 10:30 2 pgs
Fees:13.00 Taxes:1156.25
20150407-0030297

P-LR-15-4160

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires December 5, 2017

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Jill J. McCarthy	HANCOCK MTG	
(NAME)	(NAME)	**085-04-0-A-071.00C O**
4160 Stone Hall Blvd	1 SUGAR CREEK CENTER BLVD #1000	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	SUGARLAND TX 77478	
(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, I/we **SHEILA TANNEHILL AND TERRY J. TANNEHILL, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JILL J. MCCARTHY, A SINGLE WOMAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of First Revision Final Plat Major Subdivision The Reserve at Stone Hall (Formerly Eversong at Ravenwood) Phase 1, Section 1A, Planned Unit Development, of record in Plat at Instrument No. 20091005-0092019, 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 Sheila Tannehill and Terry J. Tannehill, wife and husband by Warranty deed from Phillips Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20120606-0049545, Register's Office for Davidson County, Tennessee, dated May 22, 2012 and recorded on June 06, 2012.

This conveyance is subject to:
- All matters shown on Plat of record in Instrument No. 20091005-0092019;
- Covenants, Conditions and Restrictions of record in Instrument No. 20090310-0021482, amended in Instrument Nos. 20090407-0031921, 20090515-0044929, 20090623-0058338, 20120202-0009628 and 20120207-0011118;
- Quitclaim Deed of common areas to HOA in Instrument No. 20090310-0021483;
- Easement for Water Line in Book 4212, Page 147;
- Flowage Easement in favor of United States of America in Book 2244, Page 399;
- Easement Agreement in Book 7292, Page 968;
- Easement for Conservation Greenway in Instrument No. 20011024-0116287;
- Easement for water mains and appurtenances in Instrument No. 20030328-0040734;
- Certification of Grant of Right of Way and Road Construction in Instrument No. 20090421-0036252;
- Easements for stormwater detention agreement in Instrument Nos. 20060809-0097670 and 20070730-0089806;
- Easement for public utility, drainage and force main of record in Instrument No. 20071213-0143333;
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities in Instrument No. 20090615-0055321;
- Agreed Order (Road Connector Easement) in Instrument No. 20100106-0001301, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4160 Stone Hall Blvd, Hermitage, Tennessee 37076**.

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 the 30th DAY OF MARCH, 2015.

Sheila Tannehill

Terry J. Tannehill

STATE OF ARIZONA
COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHEILA TANNEHILL AND TERRY J. TANNEHILL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of March, 2015.

Notary Public
My Commission Expires: 4/21/18
(SEAL)

OFFICIAL SEAL
LINDA McCULLOUGH-ROMEO
NOTARY PUBLIC - State of Arizona
Pinal County
My Commission Expires April 21, 2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212