Davidson County DEEDWARR
Recvd: 07/30/15 16:15 3 pgs
Fees:18.00 Taxes:1720.50
20150730-0075409

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $465,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of July, 2015.

NOTARY PUBLIC

My commission expires: 1-19-26

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kathleen Madigan	New Owner	054130B00500CO
(NAME)	(NAME)	
PO Box 101609		
(ADDRESS)	(ADDRESS)	
Columbia, MO 65205		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Parlay, LLC,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kathleen Madigan**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being all of Lot No. 5, on the Final Plat of River Oaks, Major Subdivision, of record in Plat Instrument No. 20141007-0092682, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Parlay, LLC by deed from J. Michael Lynch and Pamela D. Lynch, husband and wife of record in Instrument No. 20131018-0109109, Register's Office of Davidson County, Tennessee.

2015 property taxes a lien, not yet due and payable.

This property is _X_unimproved __improved property known as: Lot 5 Azura Landing, Old Hickory, TN 37138

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), forever. I/We covenant with said GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/their successors 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.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject

to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of July, 2015.

Parlay, LLC

BY: _____
Douglas Myhand, Member

BY: _____
William R. Parrish, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Douglas Myhand and William R. Parrish, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Members (or other officer authorized to execute the instrument) of Parlay, LLC, the within named bargainor, a limited liability company, and that as such members, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as the Members of said LLC.

Witness my hand and official seal, at office, on this the 30th day of July, 2015

_____
Notary Public
My commission expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

