NEW OWNER:

MICHAEL JOSEPH MONAHAN
728 BLUE BRICK PLACE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-1133

Map & Parcel 064120A72800CO

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150092298 DEEDWARR
Recvd: 10/29/15 14:03 3 pgs
Fees:18.00 Taxes:462.50
20151029-0110247

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty-Five Thousand and 00/100 Dollars ($125,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARY R. DYER, TRUSTEE OF THE MARY R. DYER CARING TRUST DATED THE 17TH DAY OF DECEMBER, 1997,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL JOSEPH MONAHAN and wife, CAROL P. MONAHAN, tenants by the entirety,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Unit No. 728 of Fox Run Condominiums, Second Revision- Part of Sec. 2 and First Revision- Part of Sec. 1, as shown on the plat of the same of record in Plat Book 6250, Page 118, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said unit.

Being the same property conveyed to MARY R. DYER, TRUSTEE OR HER SUCCESSORS IN TRUST UNDER THE MARY R. DYER CARING TRUST, DATED THE 17TH DAY OF DECEMBER, 1997, and any amendments thereto by Quitclaim Deed from Mary R. Dyer, dated March 17, 1998, and of record in Book 10844, Page 658, Register's Office for DAVIDSON County, Tennessee. For further reference to title, see Deed of record in Book 6598, Page 241, in said Register's Office.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **728 BLUE BRICK PLACE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6250, Page 118, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 22nd day of October, 2015.

Mary R. Dyer Trustee
MARY R. DYER, TRUSTEE OF THE MARY R. DYER CARING TRUST DATED THE 17TH DAY OF DECEMBER, 1997

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MARY R. DYER, TRUSTEE OF THE MARY R. DYER CARING TRUST DATED THE 17TH DAY OF DECEMBER, 1997**, 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 office this 22nd day of October, 2015.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 8-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$125,000.00** .

Debbie A. Derbin

AFFIANT

Sworn to and subscribed to before me this 22nd day of October, 2015.

NOTARY PUBLIC

My commission expires: 