THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15085085** BILL GARRETT, Davidson County Trans:T20150100586 DEEDWARR Recvd: 11/25/15 14:23 2 pgs Fees:13.00 Taxes:1480.00 20151125-0119870	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 19th day of November, 2015. Notary Public My Commission Expires:

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 16, 2019

WARRANTY DEED

Address New Owner: Brian McCarthy 2830 Sugar Tree Road Nashville TN 37215-1910	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-09-087.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leslie J. Page, a 50% interest as Tenant in Common, and Frances W. Page, a 50% interest as Tenant in Common** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Brian J. McCarthy and Lauren K. McCarthy, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 24 on the Plan of Woodmont Estates, Section No. 2 as recorded in Book 1130, Page 99, Register's Office, Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Leslie J. Page and wife, Frances W. Page, as Tenants by Entirety to Leslie J. Page, a 50% interest as Tenant in Common, and Frances W. Page, a 50% interest as Tenant in Common, as recorded on the 24th day of September, 1997 in Deed Book 10620, Page 469 and Warranty Deed from Lewis F. Wood, Jr. and wife, Cynthia B. Wood to Leslie J. Page and wife, Frances W. Page, as recorded on the 4th day of May, 1971 in Deed Book 4498, Page 852, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODMONT ESTATES, SECTION NO. 2, as recorded in Plat Book 1130, Page(s) 99.

Charter of Neighborhood Association recorded in Book 8081, Page 687.

This is improved property located at 2830 Sugar Tree Road Nashville, TN 37215-1910.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of November, 2015.

Leslie J. Page

Frances W. Page

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leslie J. Page and Frances W. Page, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 2015.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019