BILL GARRETT, Davidson County
Trans:T20150107044 DEEDWARR
Recvd: 12/18/15 13:58 2 pgs
Fees:13.00 Taxes:1180.30
20151218-0127465

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156841

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2015. NOTARY PUBLIC My commission expires: 03-16-19

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY: Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027		
ADDRESS NEW OWNER: Meredith Mclaughlin 1528 Harwood Drive Nashville, TN 37206	SEND TAX BILLS TO: Same as New Owner	MAP-PARCEL NUMBERS 072 16 0 123.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Nineteen Thousand and 00/100 Dollars ($319,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BRAD FINNEY AND WIFE, EMILY FINNEY**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **MEREDITH MCLAUGHLIN, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Part Two, Porter Heights, as of record in Book 1424, page 79, said Register's Office,to which reference is hereby made for a more complete description.

Being the same property conveyed to Brad Finney and Emily Finney, husband and wife, by Warranty Deed from Vintage Real Estate, LLC, a Tennessee limited liabiliy company, dated 9/15/2008, recorded 9/16/2008, of record in 20080916-0094694, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1528 Harwood Drive, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 16th day of December, 2015.

BRAD FINNEY

EMILY FINNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Brad Finney and wife, Emily Finney, 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 seal, this the 16th day of December, 2015.

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Piper Niemann

Printed Notary Name

My commission expires: 03-10-16

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206