NEW OWNER:

Timothy J Maharrey
Tammy Maharrey
2108 Timberwood Place
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0108

Map 114 Group 15-0 Parcel 005.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160013270 DEEDWARR
Recvd: 02/17/16 15:43 2 pgs
Fees:13.00 Taxes:4958.00



20160217-0015178

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Three Hundred Forty Thousand and 00/100 Dollars ($1,340,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **NRT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold and by these presents does hereby transfer and convey unto **TIMOTHY J MAHARREY AND TAMMY MAHARREY, HUSBAND AND WIFE** ("Grantees"), their successors 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 in Davidson County, Tennessee, being Lot No. 1 on the Plan of Highland Court, of record in Plat Book 2330, Page 82, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 175.0 feet on the northeasterly margin of Timberwood Place and extends back 250.8 feet on the northwesterly line and 250.5 feet on the southeasterly line to a dead line in the rear, measuring 175.0 feet thereon.

BEING the same property conveyed to NRT, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Don Hays, dated June 30, 2014, and of record Instrument No. 20140728-0066819, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2108 Timberwood Place, Nashville, Tennessee 37215.

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

GRANTOR covenants with said Grantees 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 any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 12th day of **February, 2016.**

NRT, LLC

By: _____
Todd A. Tressler, II, Chief Manager

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Todd A. Tressler, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the Chief Manager of NRT, LLC, the within named bargainor, and as such Chief Manager, being given the authority to so do, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of **February, 2016.**

_____
NOTARY PUBLIC

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My commission expires: 1-6-20

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The actual consideration or value, whichever is greater, for this transfer is $ 1,340,000.00 .

_____
AFFIANT

Sworn to and subscribed to before me this 12TH day of **February, 2016.**

_____
NOTARY PUBLIC

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

My commission expires: 8-23-2016