# WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,943.00

K = A - H
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2016

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Emmett G McCarthy | New Owner | 04309034400 |
| (NAME) | (NAME) | |
| 508 Dupont Ave. | | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Raymond F. Flaherty IV and Devin E. Flaharty, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Emmett G McCarthy, a single man,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Woodlawn Estates, Re-subdivision of Lot No. 3, of record in Plat Book 6050, Page 332, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Raymond F. Flaherty IV and Devin E. Flaherty, husband and wife, by Warranty Deed from George Cook and Danny Bell of record in Instrument No. 200712030139633, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 508 Dupont Ave., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

BILL GARRETT, Davidson County
Trans:T20160018458 DEEDWARR
Recvd: 03/07/16 12:24 2 pgs
Fees:13.00 Taxes:554.79
20160307-0021538

Witness my/our hands this 4th day of March, 2016.

Raymond F. Flaherty IV

Devin E. Flaherty

State of Tennessee
County of Williamson

Personally appeared before me Raymond F. Flaherty IV and Devin E. Flaharty, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of March, 2016.

Notary Public
My Commission Expires: _____

File No.: 10547

