THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16016273** BILL GARRETT, Davidson County Trans:T20160020560 DEEDWARR Recvd: 03/14/16 11:26 2 pgs Fees:13.00 Taxes:1017.50 20160314-0023916	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Affiant Subscribed and sworn to before me, this 29th day of February, 2016. Notary Public My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: William J. Dutton 3818 West End Avenue #314 Nashville TN 37205-2467	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-09-0K-314.00-CO

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, **Deborah Mulcahy, unmarried and Mike Mulcahy, married** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William J. Dutton, a single man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 314 of Condominium Site Plan of The Montclair, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Montclair of record in Book 7332, Page 380, as amended in Book 7902, Page 113, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to Edward J. Mulcahy, Jr., for his sole and separate estate by Quitclaim deed from Deborah A. Mulcahy of record in Instrument No. 20000810-0079306 Register's Office for Davidson County, Tennessee, dated August 05, 2000 and recorded on August 10, 2000. The said Edward Edward J. Mulcahy, Jr., now being deceased on December 8, 2015, in Davidson County, Tennessee, leaving Deborah Mulcahy and Mike Mulcahy as heirs at law. Affidavit of Heirships of record in Instrument No. 20160314-0023914 and Instrument No. 20160314-0023915, in Register's office of Davidson County, Tennessee.

Mike Mulcahy warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 954, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 6846, Page 838, in the Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Montclair of record in Book 7332, Page 380, as amended in Book 7902, page 113, Instrument No. 20021231-0162451 and Instrument No. 20030113-0005471, Register's Office for Davidson County, Tennessee.

Reservation by grantor of an easement for ingress and egress of record in Book 6846, Page 833 as confirmed and corrected in Book 6881, page 926 and by Second Deed of Confirmation and Correction of record in Book 7902, page 109, in the Register's Office for Davidson County, Tennessee.

Charter for Montclair Condominiums Association, Inc. of record in Book 7887, Page 462, in the Register's Office for Davidson County, Tennessee.

Easement granted by Montclair Condominiums Association, Inc. to Leah Fleisman Sonnenfield and BancBoston Mortgage Corporation of record in Book 7902, Page 145, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 3818 West End Avenue #314 Nashville TN 37205-2467

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, Grantors have executed this instrument on this 29th day of February, 2016.

Deborah Mulcahy

Mike Mulcahy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Deborah Mulcahy and Mike Mulcahy, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of February, 2016.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018