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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160027845 DEEDWARR
Recvd: 04/06/16 10:01 2 pgs
Fees:13.00 Taxes:999.00
20160406-0032866

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2016

Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

ANN B. BRADELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cynthia Jean Maher Timothy Harold Maher	~~NEW OWNERS~~ F&M Bank	11902021900
(NAME)	(NAME)	
2301 Sterling Boone Dr.	50 Franklin St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Clarksville, TN 37040	
(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, I, **Daniel Kennedy,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cynthia Jean Maher and Timothy Harold Maher, as wife and husband,** 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:

Being Lot No. 212 in the Mitchell Subdivision on the plan of Sterling Heights Subdivision of record in Book 3300, page 78, as revised in Instr. No. 20000215-0015147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Daniel Kennedy by deed from Cypress Point Investments, Inc. dated 4/30/10, of record in Instr. No. 20100506-0034357, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 taxes, prorated and assumed by the Grantee; all matters as set out on the plan of record in Book 3300, page 78, as revised in Instr. No. 20000215-0015147, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2301 Sterling Boone Drive, Nashville, TN 37210
(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.

Witness my/our hands this 31st day of March, 2016.

Daniel Kennedy

State of Tennessee
County of Williamson

Personally appeared before me Daniel Kennedy, with whom I am personally ac uainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2016.

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019

File No.: 2016-022

