BILL GARRETT, Davidson County
Trans:T20160040446 DEEDWARR
Recvd: 05/16/16 08:51 2 pgs
Fees:13.00 Taxes:610.50
20160516-0048221

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-160400155

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 13th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/18/17

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas J. McSweeney **5901 Pettus Road** **Cane Ridge, TN 37013**	**SAME**	**174-00-0-008.02**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Charles R. Dornan and wife, Martha J. Dornan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas J. McSweeney, Unmarried

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 the 5th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a fence post on the westerly margin of Pettus Road, said fence post being the northeast corner of the tract herein conveyed and the southeast corner of property conveyed to James Burton Brown and wife, Betty J. Brown, of record in Book 4542, Page 327, said Register's Office; thence with the westerly margin of Pettus Road South 27 degrees 43 minutes 38 seconds East 257.53 feet to a point; thence with a curve to the right, radius 963.72 feet, 290.29 feet to a fence post; thence with a fence North 87 degrees 36 minutes 25 seconds West 374.59 feet to a fence post corner; thence with a fence North 6 degrees 49 minutes 58 seconds East 477.93 feet to a fence post corner; thence with a fence North 89 degrees 00 minutes 53 seconds West 96.26 feet to a point; thence North 12 degrees 03 minutes 30 seconds West 15.00 feet to a fence post corner; thence with a fence South 88 degrees 30 minutes 19 seconds East 202.41 feet to the point of beginning, containing 2.89 acres, more or less.

BEING the same property conveyed to Charles R. Dornan and wife, Martha J. Dornan, by Warranty Deed from Barry K. York, a single person, dated 8/2/04 and recorded 9/21/04 in Instrument No. 20040921-0113693, in the Register's Office of Davidson County, Tennessee.

Map and Parcel Number: 174-00-0-008.02

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Unimproved ( )
This is improved (X) property known as **5901 Pettus Road, Cane Ridge, TN 37013**
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 our hands this 13th day of May, 2016.

Charles R. Dornan

Martha J. Dornan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles R. Dornan and Martha J. Dornan the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of May, 2016.

Commission Expires: 6/18/17

Notary Public

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY