RECORD & RETURN TO:
Midtown Title, LLC
1704 Charlotte Ave., Ste 105
Nashville, TN 37203
File No.: M16-1586

BILL GARRETT, Davidson County
Trans:T20160044990 DEEDWARR
Recvd: 05/27/16 11:34 2 pgs
Fees:13.00 Taxes:573.50
20160527-0053638

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1586

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert W. McCarthy III 633 Hidden Hill Drive Hermitage, TN 37076	Franklin American Mtg. Co. 6100 Tower Circle Ste. 600 Franklin, TN 37067	076-05-113.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Robert W McCarthy III
Affiant

Subscribed and sworn to before me, this the 20th day of May, 2016.

DAVIDSON COUNTY
AMANDA VAUGHN
State of Tennessee
Notary Public

Amanda Vaughn
Notary Public

My Commission Expires: 8/23/2016
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Michael C. Sumruld and wife, Deborah D. Sumruld,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert W. McCarthy, III, an unmarried 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 119, HIDDEN HILLS, as shown on plat of record in Plat Book 4860, Page 43, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael C. Sumruld and wife, Deborah D. Sumruld by Warranty Deed from Aggie Miller, recorded on the 19th day of August, 1992 in Deed Book 8705, Page 565, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **633 Hidden Hill Drive, Hermitage, TN 37076**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **20th** day of **May, 2016.**

GRANTOR(S)

Michael C. Sumruld

Deborah D. Sumruld

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Michael C. Sumruld and Deborah D. Sumruld** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **20th** day of **May, 2016.**

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Notary Public
My Commission Expires: 8/23/2020