BILL GARRETT, Davidson County
Trans:T20160055752 DEEDWARR
Recvd: 06/30/16 09:11 2 pgs
Fees:13.00 Taxes:580.90
20160630-0066734

D Mail

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of June, 2016

Notary Public
Commission Expires: 9.20.2017

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kelly McGrath 7221 Althorp Way, Unit #8 Nashville, TN 37211	NEW OWNER	172120D33000CO

WARRANTY DEED

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, I/WE,

Dreama P. Bush, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelly McGrath and Francis C. McGrath

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 Unit No. M-8 as shown on Exhibit B2 and B3 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing additional property to the Town Center Homes, a Horizontal Property Regimes and Residential Neighborhood (Section Two, The Town Center Homes) of record in Instrument No. 20050324-0032209 and amended in Instrument No. 20050815-0096405, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description. Also being a part of the same property shown on Plan of Section 2, The Twon Center Homes at Lenox Village, of record in Instrument No. 20050322-0031182, said Register's Office.

Being the same property conveyed by Warranty Deed from J. Todd Morris and Timothy B. Morris to Dreama P. Bush, an unmarried woman, as recorded on the 17th day of September, 2015 in Instrument No. 20150917-0094681 and Warranty Deed from Lauren K. King and Cody King, husband and wife to J. Todd Morris and Timothy B. Morris, tenants in common, as recorded on the 3rd day of November, 2009 in Instrument No. 20091103-0101659, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.
The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7221 Althorp Way, Unit #8, Nashville, TN 37211.

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

Dated this the 23rd day of June, 2016.

Dreama P. Bush

Dreama P. Bush

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Dreama P. Bush
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 Brentwood, Tennessee this 23rd day of June, 2016.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 1/13/20