RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-160600301

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160061874 DEEDWARR
Recvd: 07/19/16 09:57 2 pgs
Fees:13.00 Taxes:878.75
20160719-0074032

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$237,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
18th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/17

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
John J. Cloherty and Michele Cloherty	**InterLinc Mortgage Services, LLC**	**060-16-0-036.00**
2801 Alhambra Circle	**10613 West Sam Houston Pkwy. ,N. Ste. 200**	
Nashville, TN 37207	**Houston, TX 77064**	

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,

Robert J. Feichtinger, unmarried and Larry Grant, unmarried

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

John J. Cloherty, A Single Man and Michele Cloherty, A Single Woman, as tenants in common with Right of Survivorship

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 No. 67 on the Plan of Capitol View Subdivision, of record in Plat Book 974, Pages 52 and 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Robert J. Feichtinger, unmarried, and Larry Grant, unmarried, by Warranty Deed from Kimberly Kentes McKay and husband, Jason A. McKay, dated 12/3/02 and recorded 12/6/02 in Instrument Number 20021206-0150828, Register's Office for Davidson County, Tennessee.

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.

This is improved (X) property known as **2801 Alhambra Circle, Nashville, TN 37207**
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 18th day of July, 2016.

Robert J. Feichtinger

Larry Grant

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 Robert J. Feichtinger and Larry Grant 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 18th day of July, 2016.

Commission Expires: 1/18/17

Notary Public

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY