WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MTC-1839

B-ZR-16-917-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JESSICA CELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Colin M. McCarthy and Risa Y. McCarthy	Franklin Synergy Bank	
(NAME)	(NAME)	
917 B Elvira Avenue	122 Columbia Avenue	**072-06-0T-002.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUPERIOR DEVELOPMENT, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COLIN M. MCCARTHY AND RISA Y. MCCARTHY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 917-B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cottages at Elvira, a Horizontal Property Regime with Private Elements of record as Instrument No. 20150930-0099285 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to James, L. Wright, married by Warranty deed from Robert A. McKee, unmarried of record in Instrument No. 20020418-0048024 Register's Office for Davidson County, Tennessee, dated April 12, 2002 and recorded on April 18, 2002 and Affidavit of Heirship recorded in Instrument No. 20150925-0097489 and Instrument No. 20150925-0097490. Since James Lee Wright died on February 25, 2014.

Being a portion of the same property conveyed to Superior Development, LLC by Warranty deed from Elizabeth P. Wright, Ronnie Lee Wright, Michael Eugene Wright, Nathan Lee Wright, Donnell Wright, Lonnell Wright, Angie Lee Fitzpatrick, James Leonard Wright, Jr., and Terrance Jarrod Bank, Heirs of the Estate of James L. Wright of record in Instrument No. 20150925-0097491 Register's Office for Davidson County, Tennessee, dated September 22, 2015 and recorded on September 25, 2015.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 35, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150930-0099285, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **917 B Elvira Avenue , Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160064501 DEEDWARR
Recvd: 07/27/16 10:16 2 pgs
Fees:13.00 Taxes:1202.50
20160727-0077197

Witness my/our hand(s) this the 22nd DAY OF JULY, 2016.

Superior Development, LLC

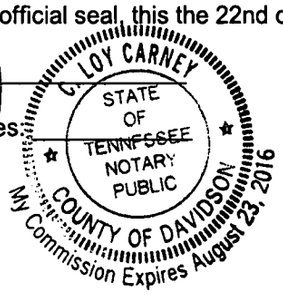
BY: _____
Jason Lenard
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON LENARD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the PRESIDENT of SUPERIOR DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of July, 2016.

_____
Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212