# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/06/16 12:11 2 pgs
Fees:13.00 Taxes:1369.00
**20160906-0093328**

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

LuAnn Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 11-5-2018
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Emily O. Roberts | Ascend Federal Credit Union | 83-6-203 |
| (NAME) | (NAME) | |
| 2013 Franklin Avenue | 1611 N. Jackson Street | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Tullahoma TN 37388 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20161869 |

For and 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, **Harlen R. McCoy, Sr., an unmarried man,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Emily O. Roberts, unmarried woman,** 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 the westerly 50 feet of the easterly 100 feet of Lot No. "B" on the Plan of The First Subdivision of Brownsville, as of record in Plat Book 21, page 112, Register's Office for said County, to which reference is hereby made for a more detailed description.

Being the same property conveyed to Harlen R. McCoy, Sr. and wife, Connie A. McCoy by deed from Larry Beasley McAnally et ux, Elizabeth Joan McAnally, dated August 20, 1976, of record in Book 5061, page 534, Register's Office for Davidson County, Tennessee. The subject property was further conveyed to Harlen R. McCoy, Sr. by deed from Howard F. Butler, Trustee, dated August 26, 1987, of record in Book 7445, page 517, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 2013 Franklin Avenue, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of August, 2016

Harlen R. McCoy, Sr.

STATE OF Tennessee )
County OF Sumner )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Harlen R. McCoy, Sr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st of August, 2016.

Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE