STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,088,291.26.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th day of September, 2016.

NOTARY PUBLIC

My commission expires: 3-27-18

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kathleen E. Madigan	Central Bank of Boone County	054130B00500CO
(NAME)	(NAME)	
817 Azura Landing	720 East Broadway	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Columbia, MO 65201	

BILL GARRETT, Davidson County
Trans:T20160080488 DEEDWARR
Recvd: 09/14/16 11:36 2 pgs
Fees:13.00 Taxes:4026.68
20160914-0096615

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Doug Myhand Construction, LLC,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kathleen E. Madigan , a single person**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being all of Lot No. 5, on the Final Plat of River Oaks, Major Subdivision, of record in Plat Instrument No. 20141007-0092682, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Doug Myhand Construction, LLC by deed from Kathleen Madigan of record in Instrument No. 20151113-0115415, Register's Office of Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 817 Azura Landing, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 7th day of September, 2016.

Doug Myhand Construction, LLC

Tammy Duncan Authorized Agent

By: Tammy Duncan
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Tammy Duncan, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Authorized Agent (or other officer authorized to execute the instrument) of Doug Myhand Construction LLC, the within named bargainor, a limited liability company, and that as such Managing Partner, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Authorized Agent of said LLC.

Witness my hand and official seal, at office, on this the 7th day of September, 2016.

Notary Public
My commission expires: 3-27-18



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122