RETURN DOCUMENT TO:
BELLE MEADE TITLE & ESCROW CORP.
109 KENNER AVENUE, SUITE 201
NASHVILLE, TENNESSEE 37205
BOX 26B-FILE NUMBER 15353

BILL GARRETT, Davidson County
Trans:T20160081315 DEEDWARR
Recvd: 09/16/16 10:26 3 pgs
Fees:18.00 Taxes:1387.50
20160916-0097511

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
March Egerton	New Owner	07203022500
P.O. Box 160730		
Nashville, TN 37216		

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Theresa H. Mooneyhan, a married person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto March Egerton, a married person (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Tract No. 1: Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 117 fronts 100 feet on the northerly side of Greenfield Avenue and runs back between parallel lines 205 feet to a dead line.

Tract No. 2: Land in Davidson County, Tennessee, being the southerly 20 feet of Lot No. 141 on the Plan of Inglewood Place, as of record in Plat book 332, page 101, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Theresa H. Mooneyhan by Quitclaim Deed from Mike Bessire, Trustee of record in Book 7644, page 707, said Register's Office for Davidson County, Tennessee.

The above described real estate is improved and is not nor ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This is improved real property commonly known as 1201 Greenfield Avenue, Nashville, Tennessee 37216.

This conveyance is subject to the following:
1. Taxes for the year 2016 for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $375,000.00.
(
(
(Subscribed and sworn to before me
(this _____ day of September, 2016.
(
(My Commission Expires: 1-6-19

Affiant

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenants and binds, herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Theresa H. Monneyhan

Theresa H. Monneyhan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared Theresa H. Monneyhan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that, the within named bargainor, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 15th day of September, 2016.

Notary Public

My Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY