(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $493,000.00

Elizabeth H. Willis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2016.

Emily Betts
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerome Tujague	new owner	142-16-0A-066-00.co
(NAME)	(NAME)	BILL GARRETT, Davidson County
1316 Falkirk Court		Trans:T20160101582 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 11/17/16 08:59 2 pgs
Nashville, TN 37221		Fees:13.00 Taxes:1824.10
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20161117-0121121

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 considerations, the receipt of which is hereby acknowledged, we, **James Michael Mahaffey and wife, Mary Bit Mahaffey**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Judy Tujague and Jerome Tujague, wife and husband**, hereinafter called the GRANTEE(S), 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 all of Lot No. 66 on the Plan of a Plat of Phase Two of Devon Park, A Planned Unit Development, of record in Plat Book 6250, Page 432, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Michael Mahaffey and wife, Mary Bit Mahaffey, as tenants by the entireties by Quitclaim Deed from James Michael Mahaffey, individually, to joint ownership with his spouse, as tenants by the entireties, dated 05/01/2009 recorded 06/04/2009, of record in Instrument No. 20090604-0052004, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Michael Mahaffey, unmarried by Warranty Deed from Mark P. Erdman, married, dated 09/22/2004 recorded 09/24/2004, of record in Instrument No. 20040924-0115530, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following:

Taxes for 2017 and subsequent years, a lien not yet due and payable. 2016 taxes prorated between Grantor and Grantee.
All matters shown on the plat of record in Plat Book 6250, Page 432, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 6176, Page 07, Amendment to Declaration of record in Book 6541, Page 542, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
Easements of record in Book 4594, Page 650, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Water Line Easement Premise "C" of record in Book 5258, Page 242, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Water Line Easement Premise "D" of record in Book 5258, Page 252, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Water Line and Ingress and Egress to Water Tank Site of record in Book 5459, Page 654 and Book 5473, Page 171, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Water Line of record in Book 7598, Page 751, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 6145, Page 252 and Book 6503, Page 144, in the Register's Office for Davidson County, Tennessee.
Articles of Incorporation of Devon Park Homeowners Association of record in Book 7372, Page 862, in the Register's Office for Davidson County, Tennessee.
By-Laws of Devon Park Homeowners Association of record in Book 8276, Page 53, in the Register's Office for Davidson County, Tennessee.
Easement for the flow of Little Harpeth River, as much as thereon may flow, from time to time.

unimproved ☐

This is improved ☑ property, known as 1316 Falkirk Court, Nashville, TN 37221
(House Number) (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 GRANTEE(S), 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), 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 12 day of Nov, 2016.

James Michael Mahaffey

Mary Bit Mahaffey

State of Tennessee
County of Williamson

Personally appeared before me James Michael Mahaffey and Mary Bit Mahaffey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of November, 2016.

Notary Public Donald R. Barrett
My Commission Expires: 8/25/17

STATE OF TENNESSEE NOTARY PUBLIC
DONALD R. BARRETT, JR.
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064