BILL GARRETT, Davidson County
Trans:T20160104528 DEEDWARR
Recvd: 11/28/16 15:36 2 pgs
Fees:13.00 Taxes:727.42
20161128-0124693

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,600.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 day of November, 16.

Notary Public

MY COMMISSION EXPIRES: 6-19-18
(AFFIX SEAL)

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Diego L. Casalins	Navy Federal Credit Union	136 14 0 179.00
(NAME)	(NAME)	
317 Starboard Court	PO Box 3326	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Merrifield, VA 22119	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety-Six Thousand Six Hundred And No/100 Dollars ($196,600.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Patrick T. McMahon and wife, Penny A. McMahon**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Diego L. Casalins, an unmarried man**, 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:

Being Lot No. 208, on the Plan of Harbor Gate, Section Two, Revised, of record in Plat Book 6250, Page 25, (NOTE: previous Deeds referenced an incorrect Plat Book and Page as Book 6200, Page 283, which does not contain a Lot No. 208) and Book 6250, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Patrick T. McMahon and Penny A. McMahon by Warranty Deed from Danny Joe DeVonce, a single person dated May 29, 2002 and recorded June 4, 2002 as Instrument No. 20020604-0067617, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 317 Starboard Court, Nashville, TN 37217

File Number: MTJ-166320SSO

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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.

Witness our hands this 18 day of NOV., 16

Patrick T. McMahon

Penny A. McMahon

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Patrick T. McMahon and Penny A. McMahon, the 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 and official seal, this the 18th day of November, 2016.

Notary Public

My Commission Expires: 2-6-17

(SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: MTJ-166320SSO