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Southern Land Title & Escrow, Inc.
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20161207-0128209

#1409

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Charles W. Lahey and wife, Jennifer J. Lahey	(NEW OWNERS)	Map 044-05-0-
115 Scenic View Road		Parcel 017.00
Old Hickory, TN 37138		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **CLARA VEACH, a widow,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **CHARLES W. LAHEY AND JENNIFER J. LAHEY, husband and wife,** (The "Grantees"), their heir and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being a house and lot on Scenic View, formerly Havron Avenue, the Southern corner of the lot being on the Northerly margin of Scenic View Road 539.97 feet from a point in the Northerly margin of Scenic View Road, which is the end of the curve of the intersection of Hillman Place and Scenic View Road, 66.67 feet to a point; thence, Northeastwardly 168.16 feet to a point; thence Southeastwardly 67.07 feet to a point; thence Southwestwardly 167.43 feet to the point of beginning according to a survey prepared by John Kohl dated August 8, 1970.

Being the same property conveyed to Clifton B. Veach and wife, Clara Veach by warranty deed dated June 2nd, 1994 from Brian K. Bass and Barbara A. Bass of record in Book 9376, page 215, said Register's Office. The said Clifton B. Veach having since died on December 5, 2000 and title vested in Clara Veach as the sole surviving tenant by the entirety.

This is the same legal used in previous deed of record.

This conveyance is subject to the following:

1. **2017 Taxes, not due and payable.**
2. **Restrictions of record in Book 2881, page 477, said Register's Office.**
3. **Any and all matters according to a survey prepared by John Kohl dated August 8, 1970.**

This is improved property commonly known as **115 Scenic View Road, Old Hickory, TN 37138.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $116,500.00.

Affiant

Subscribed and sworn to before me this 5 day of December, 2016.

Notary public:
My commission expires: 11-21-2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees 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 herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 5 day of December, 2016.

CLARA VEACH

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CLARA VEACH** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 5 day of **December, 2016.**

Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY