Please record & return to:
This instrument was prepared by:

David Kimbrough, Freedom Title
116 Center Ct, Clarksville, TN 37040

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160113510 DEEDWARR
Recvd: 12/27/16 11:08 2 pgs
Fees:13.00 Taxes:980.50
20161227-0135460

MONTGOMERY COUNTY ★ KATHERINE R. ROBERTS ★ STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Mary J. Constantino
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF DECEMBER, 2016,

Notary Public

MY COMMISSION EXPIRES: 01/24/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mary J. Constantino	New Owner	018 00 0 138.00
(NAME)	(NAME)	
7810 Old Springfield Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Five Thousand And No/100 Dollars ($265,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Philip Michael McQuinn and wife, Amy Elizabeth McQuinn**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mary J. Constantino and Albert Constantino, wife and husband**, 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:

A certain tract or parcel of land in the 2nd Civil District of Davidson County, Tennessee, described as Tract No. 4 on a survey dated April 17, 1995 by William C. Cockrill, Registered Land Surveyor, No. 1401, as follows:

Beginning at an iron pin in the Easterly margin of Old Springfield highway, a corner to the property conveyed to Billy Hitt, of record in book 7835, page 222, Register's Office for Davidson County, Tennessee; thence, with said margin of said Highway North 24 deg. 27' 10" West 316.14 feet to an iron pin, a corner to Tract 3 conveyed to Patsy J. Martin, a single woman, of record in Book 9651, Page 472, Register's office for Davidson County, Tennessee; thence, with the line of Martin (Tract 3) North 50 Deg. 32' 50" East 450.00 feet to an iron pin; thence, North 88 Deg. 08' 01" east 434.94 feet to a point; thence, South 33 deg. 26' 34" East 10.46 feet to a point; thence, South 70 deg. 37' 12" East 97.82 feet to a point; thence, South 18 Deg. 37' 28" East 74.34 feet to a point; thence, South 22 Deg. 35' 08" West 52.44 feet to a point; thence, South 57 deg. 08' 30" West 45.85 feet to a point; thence, North 80 deg. 48' 49" West 113.72 feet to a point; thence, South 57 Deg. 10' 54" West 62.40 feet to a point; thence, South 03 Deg .44' 29" West 44.56 feet to a point; thence, South 31 Deg. 10' 13" east 84.20 feet to a point; thence, South 06 Deg. 43' 41" East 211.62 feet to a point; thence, North 27 Deg. 56' 58" West 180.52 feet to a point; thence, North 41 deg. 56' 54" West 112.52 feet to a point; thence, North 51 deg. 35' 43" West 97.26 feet to a point; thence, South 82 Deg. 00' 37 East 68.06 feet to a point; thence, South 48 Deg. 59' 20" West 111.04 feet to a point; thence, South 39 Deg. 28' 27" West 141.52 feet to a point; thence, South 29 Deg. 59' 16" West 187.12 feet to a point; thence, South 56 Deg. 32' 41" West 53.17 feet to the point of beginning and containing 5.31 acres, more or less.

Being the same property conveyed to Philip Michael McQuinn and wife, Amy Elizabeth McQuinn by Warranty Deed from Barry Neil Sullivan, Sr., unmarried dated May 15, 2013 and recorded May 17, 2013 as Instrument No. 201305170050087 with the consideration amount of $231,500.00, 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.

File Number: FRN-167374SSO

unimproved ☐

This is improved ☒ property, known as 7810 Old Springfield Pike, Goodlettsville, TN 37072

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 the 19th day of December, 2016.

Philip A. McQuinn by Dawn D. Chase as his Attorney in Fact

Philip Michael McQuinn
by Dawn D. Chase as his Attorney-in-fact

Amy Elizabeth McQuinn by Dawn D. Chase as her Attorney in Fact

Amy Elizabeth McQuinn
by Dawn D. Chase as her Attorney-in-fact

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Dawn D. Chase, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Philip Michael McQuinn, as his Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Philip Michael McQuinn for the purposes therein contained.

Witness my hand and official seal, this the 19th of December, 2016.

Jordan T. Myers

Notary Public

My Commission Expires: January 6, 2020

(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Dawn D. Chase, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Amy Elizabeth McQuinn, as her Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Amy Elizabeth McQuinn for the purposes therein contained.

Witness my hand and official seal, this the 19th of December, 2016.

Jordan T. Myers

Notary Public

My Commission Expires: January 6, 2020

(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

File Number: FRN-167374SSO