Davidson County DEEDWARR
Recvd: 01/24/17 12:21 4 pgs
Fees:23.00 Taxes:669.70
20170124-0007690

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33445-12-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $181,000.00. Heidi R. Austin Affiant Subscribed and sworn to before me this 23rd day of January, 2017. Notary Public My Commission Expires:

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 1-16-2019

WARRANTY DEED

Address New Owner: Kevin Francis Madden Leslie Nian Madden 712 Yvonne Drive Goodlettsville, TN 37072	**Send Tax Bills To:** Wolfe Financial Inc. 191 H NC Highway 42N Asheboro, NC 27203	**Tax Information:** Map and Parcel No.: 182 06 0 A 372 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Medina Walsh, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Francis Madden and Leslie Nian Madden, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Graham Walsh joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Medina Walsh.

This is improved property located at 9224 Thomason Trail, Nashville, TN 37013

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of January, 2017.

Medina Walsh

Graham Walsh

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Medina Walsh and Graham Walsh**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of January, 2017.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 309 on the Plan of Old Hickory Hills, Phase Three Section Two, as of record in Instrument No. 20070516-0058484, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Medina Walsh, married by deed dated January 2, 2009 from Greenvale Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20090108-00020131, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 182 06 0 A 372 00CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Old Hickory Hills, of record in Instrument No. 20020116-0006750, amended in Instrument No. 20101116-0091730, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20070516-0058484, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Boundary Plan of record as Book 11190, page 65, Register's Office for Davidson County, Tennessee.
5. Rules and Regulations for Old Hickory Hills Homeowners Association, Inc. of record in Instrument No. 20151229-0130686, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20001030-0107214, Register's Office for Davidson County, Tennessee.
7. Easement to United Telephone Company of record in Instrument No. 20020123-0009339, Register's Office for Davidson County, Tennessee.
8. Easement for ingress and egress to cemetery of record in Instrument No. 20000203-0011193, Register's Office for Davidson County, Tennessee.
9. Easement for public utility and drainage of record in Instrument No. 20030623-0086188, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Instrument No. 20010306-0021333, Instrument No. 20030226-0025749, and Instrument No. 20040927-0116009, Register's Office for Davidson County, Tennessee.
11. Rights of Adjoining Owners recorded in Book 6013, page 187, Register's Office for Davidson County, Tennessee.

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

