BILL GARRETT, Davidson County
Trans: T20170013404 DEEDWARR
Recvd: 02/14/17 09:58 2 pgs
Fees: 13.00 Taxes: 806.60
20170214-0015220

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $218,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th day of February, 2017.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Stephen John McCarthy and Anne Whitaker McCarthy	Bank of America, NA	129110A277.00CO
(NAME)	(NAME)	
585 LeMaster Street	7105 Corporate Drive	
(ADDRESS)	(ADDRESS)	
Memphis, TN 38104	Plano, TX 75024	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Mary B. Goggins, a single person and Darla B. Brock, a single person,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Stephen John McCarthy and Anne Whitaker McCarthy, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Unit No. 98L as shown on the Condominium Site Plan of The Cloister at St. Henry Phase 1-D, filed as Exhibit A to established by the Master Deed for the Cloister at St. Henry, Phase 1D, of record in Book 6933, Page 927, and amended in Book 7404, Page 766, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, Reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Mary B. Goggins, a single person and Darla B. Brock, a single person by deed from Albert E. Gregory, a married person, dated July 9, 2014, of record in Instrument No. 20140710-0060709, said Register's Office.

This property is __unimproved _X_improved property known as: 277 Cana Cir, Nashville, TN 37205-3591.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and

private, as may be shown of record in the Register's Office for DAVIDSON County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 10th day of February, 2017.

Mary B. Goggins

Darla B. Brock

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary B. Goggins and Darla B. Brock, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of February, 2017.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122