BILL GARRETT, Davidson County
Trans:T20170027677 DEEDWARR
Recvd: 04/03/17 10:08 2 pgs
Fees:13.00 Taxes:1687.20
20170403-0032012

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $456,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th day of March, 2017.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL STATE OF TENNESSEE 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:
Kathleen Madigan	SAME AS NEW OWNER	054-13-0B-006.00 CO
(NAME)	(NAME)	
814 Azura Landing		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $456,000.00 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 **Parlay, LLC,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kathleen Madigan , an unmarried woman**, 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 Lot(s) 6 , as shown on the map entitled River Oaks, Major Subdivision, of record in Plat Instrument No. 20141007-0092682, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to PARLAY, LLC, by deed from J. MICHAEL LYNCH AND PAMELA D. LYNCH, HUSBAND AND WIFE, of record in Instrument No. 20131018-0109109 , dated October 15, 2013 , said Register's Office.

This property is _X_unimproved __improved property known as: 821 Azura Landing, Old Hickory, TN 37138.

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 29th day of March, 2017.

Parlay, LLC

BY: _____
Douglas Myhand, Member

BY: _____, member
William R. Parrish, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Douglas Myhand and William R. Parrish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Members of Parlay, LLC, the within named bargainor, a limited liability company, and that such Members executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Parlay, LLC as Members.

Witness my hand and official seal, at office, on this the 29th day of March, 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