WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/17 10:44 2 pgs
Fees:13.00 Taxes:573.50
20170417-0036757

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $155,000.00.

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 13th day of April, 2017

Notary Public
My Commission expires: 1/8/19

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
The 419 Norman Drive Trust	SAME	05-04-0-021.00
P.O. Box 160772		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Peggy Toney**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, as Trustee for The 419 Norman Drive Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*Peggy Toney a/k/a Peggy Ann Toney.

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Dale Heights, of record in Book 2330, page 153, Register's Office for said County, Tennessee, described as follows:

Beginning at a point in the south margin of Norman Drive at the corner of Lots No. 2 and 3; thence with the line between said lots, southerly 156.3 feet to the north line of Lot No. 4; thence with the line between Loats 3 and 4, easterly 178 feet to the west margin of Gibson Drive; thence with the margin of the same, northerly 95 feet to the beginning of a curve; thence around said curve northwesterly 41 feet to the south margin of Norman Drive; thence with the margin of the same, northwesterly 135 feet to the point of beginning.

Being the same property conveyed to Donald Ray Toney and wife, Peggy Toney, by deed from James E. Myres and Ima Dee Myres, on March 23, 1971, of record in Book 4480, page 680, Register's Office for Davidson County, Tennessee. Donald Ray Toney, having since died, leaving said property to Peggy Toney by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2330, page 153, Register's Office Davidson County, Tennessee.

This is improved property known as: **419 Norman Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 12, 2017.

Peggy Ann Toney BY: Kenneth Joe Ketchum AS Attorney in Fact

Peggy Ann Toney
by Kenneth Joe Ketchum, as attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Kenneth Joe Ketchum, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Peggy Ann Toney, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Peggy Ann Toney, the bargainor(s), by the said Kenneth Joe Ketchum, as Attorney-in-Fact.

WITNESS my hand and seal, this 12th day of April, 2017.

_____ My Commission Expires: 7/8/19
NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE