WARRANTY DEED

BMR17-0736

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,900.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF April, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph D. Bateman	New Owner	
736 Glenn Court	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		120-13-0-092.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRETT C. MCCARTHY AND WIFE, KATHLEEN MCCARTHY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH D. BATEMAN , AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of The Glenn, of record in Plat Book 6900, Page 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brett C. McCarthy and wife, Kathleen McCarthy by Warranty Deed from Robin Meadows, of record in Instrument No. 20060718-0086492, Register's Office for Davidson County, Tennessee, dated July 12, 2006 and recorded on July 18, 2006.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 6900, Page 138, Book 7065, Page 634, Book 7948, Page 81 and Book 8073, Page 359, Book 3676, Page 528, Book 38, Page 26, Book 7225, Page 259, in Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 736 Glenn Court , Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), 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 my/our hand(s) this 18th day of April, 2017.

Brett C. McCarthy

Kathleen McCarthy

BILL GARRETT, Davidson County
Trans: T20170034113 DEEDWARR
Recvd: 04/24/17 09:30 2 pgs
Fees: 13.00 Taxes: 909.83

20170424-0039690

STATE OF OHIO
COUNTY OF UNION

On this the 18th day of April, 2017, before me personally appeared Brett C. McCarthy and wife, Kathleen McCarthy to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of April, 2017.

Notary Public

My Commission Expires:

(SEAL)

MICHAEL BROUMAN - NOTARY PUBLIC
COMM. EXP: MAR 10, 2019
STATE OF OHIO

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959