WARRANTY DEED

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-19

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sean M. Mahoney	F&M Bank	071 04 0 085.00
(NAME)	(NAME)	
1648 Pawnee Trail	50 Franklin St.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20170065547 DEEDWARR
Recvd: 07/31/17 15:07 2 pgs
Fees: 13.00 Taxes: 636.40
20170731-0077544

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Carolyn Adams, Adam Russell Marsh, and Robert Max Marsh,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sean M. Mahoney,** a married man, hereinafter called the GRANTEES, their heirs and assigns, a 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. 339 on the Plan of Joywood Heights, Section Two, as of record in Book 1130, Pages 92-93, Register's Office for said County. Said lot fronts 60 feet on the easterly side of Jones Avenue and runs back between parallel lines 215 feet to a dead line.

Being the same property conveyed to Russell Delffs and wife, Bonnie C. Delffs by deed from K.J. Pomeroy and wife, Helen M. Pomeroy dated November 23, 1961 and recorded on November 14, 1962 in Book 3310, Page 157, Register's Office of Davidson County, Tennessee, consideration amount of $0. Russell Delffs died on April 13, 1970 and at the time of his death was married to Bonnie C. Delffs; the said Bonnie C. Delffs died on February 19, 2017 leaving Carolyn Adams, Adam Russell Marsh and Robert Max Marsh as her sole heirs at law as evidenced by Affidavit of Heirships recorded simultaneously herewith.

unimproved ☐

This is improved ☑ property, known as 2517 Jones Avenue, Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 28th day of July, 2017.

Carolyn Adams

Adam Russell Marsh
by: Carolyn Adams, Attorney-in-Fact
Carolyn Adams
attorney-in-fact

Robert Max Marsh
by: Carolyn Adams, Attorney-in-Fact
Carolyn Adams, attorney-in-fact

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn Adams, the bargainor(s), 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 purposes therein contained.

WITNESS my hand and seal this 28th day of July, 2017.

Notary Public
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn Adams with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Adam Russell Marsh as his Attorney in Fact as the free act and deed of the within named Adam Russell Marsh.

Witness my hand and official seal on this 28th day of July, 2017.

Notary Public
My Commission expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn Adams with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Robert Max Marsh as his Attorney in Fact as the free act and deed of the within named Robert Max Marsh.

Witness my hand and official seal on this 28th day of July, 2017.

Notary Public
My Commission expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019