Davidson County DEEDWARR
Recvd: 08/28/17 16:03 4 pgs
Fees:23.00 Taxes:464.35
20170828-0088344

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of August 2017

Notary Public

MY COMMISSION EXPIRES: 11/10/2019

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN AMY J. NEESE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Hendersonville, 625 E. Main Street, Suite 5A, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Terry G. Seay and Wanda R. Seay	New Owner	TAX ID 162 09 0A 022.00
(NAME)	(NAME)	
5510 Country Drive, Unit 22	5510 Coutry Dr, Unit 22	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Five Thousand Five Hundred And No/100 Dollars ($125,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mary E. McCarthy, unmarried, David J. McCarthy and Laura L. McCarthy, husband and wife, as tenants in common with right of survivorship,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Terry G. Seay and wife, Wanda R. Seay,**, 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:

Being a certain condominium in Davidson County, Tennessee, being Unit No. 22 of the Hickory Valley Condominiums, Phase 2, Building 3, a horizontal property regime, created under Title 66, section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4659, Page 32, and as clarified in Book 4937, Page 439, and in Book 5001, page 394, and Instrument No. 20140613-0051943, said Register's Office, Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4659, page 39, Register's Office for Davidson County, Tennessee, together with the undivided percentage in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the site plan of Hickory Valley Condominiums, of record in Book 4460, page 133, and as also shown in Book 4300, Page 197, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

File Number: HND-175418SSO

Being the same property conveyed to Mary E. McCarthy, unmarried, David J. McCarthy and Laura L. McCarthy, husband and wife, as tenants in common with right of survivorship by Warranty Deed from Betty K. Hunnicutt, unmarried dated April 19, 2010 and recorded May 13, 2010 as Instrument No. 20100513-0037046, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all matters appearing on the plan(s) of record; and (d) all matters referenced in the master deed and by-laws; and (e) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5510 Country Drive, Unit 22, Nashville, TN 37211

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, has 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 our hands this 25th day of August, 2017.

David J. McCarthy by Laura L. McCarthy his Attorney in Fact

David J. McCarthy by Laura L. McCarthy, his Atorney in Fact

Laura L. McCarthy

Mary E. McCarthy

File Number: HND-175418SSO

STATE OF Tennessee

County OF Davidson

On this 25th day of August, 2017, before me, the undersigned Notary Public, personally appeared Laura L. McCarthy, Individually and as Agent and Attorney in Fact for David J. McCarthy, the bargainor(s), and a person with whom I am personally acquainted or proved to me on the basis of satisfactory evidence his/her identity and who acknowledged that he/she, Individually and as such Agent and Attorney-in-Fact, being authorized to do so, executed the foregoing instrument as the free act and deed of him/her self and on behalf of the said David J. McCarthy for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2017.

Jacqueline G Brown

Notary Public

My Commission Expires: 11-5-18

(SEAL)



STATE OF Tennessee

County OF Davidson

I, the undersigned, a Notary Public, do hereby certify that Laura L. McCarthy and Mary E. McCarthy personally appeared before me this day (or proved to me on the basis of satisfactory evidence) and acknowledged the due execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2017.

Jacqueline G Brown

Notary Public

My Commission Expires: 11-5-18

(SEAL)



File Number: HND-175418SSO

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

