(1)

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$372,500.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **September 11, 2017.** Notary Public MY COMMISSION EXPIRES: 4/6/24 (AFFIX SEAL)

Bill Garrett Davidson County
Batch# 509 **DEEDWARR**
09/13/2017 10:30:23 AM 2 pgs
Fees: $18.00 Taxes: $1,378.25
20170913-0093501

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**17-0300**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jody M. Peters		**85-4A-71.00CO**
(NAME) **4160 Stone Hall Blvd**	(NAME) New Owner	
(ADDRESS) **Hermitage,TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jill J. McCarthy and husband Michael Bailey,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jody M. Peters, a single person,** 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. 71 on the Plan of First Revision Final Plat Major Subdivision The Reserve at Stone Hall (Formerly Eversong at Ravenwood) Phase 1, Section 1A, planned Unit Development, of record in in Plat at Instrument No. 20091005-0092019, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of his property.

Being the same property conveyed to Jill L. McCarthy, a single woman, by Warranty Deed Sheila Tannehill and Terry J. Tannehill, married, dated March 30, 2015, filed of record in Instrument No. 201504070030297, in the Register's Office of Davidson County, Tennessee.

Spouse of Jill J. McCarthy, joins in this conveyance to extinguish all martial rights and other.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4160 Stone Hall Blvd, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **11th** day of **September, 2017.**

Michael Bailey

Jill J. McCarthy

STATE OF **TENNESSEE**
COUNTY OF ~~**Davidson**~~ Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Michael Bailey and Jill J. McCarthy**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **11th** day of **September, 2017.**

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY