Bill Garrett Davidson County
Batch# 25427 DEEDWARR
11/14/2017 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20171114-0116884

WARRANTY DEED

KIMBERLY BEARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10/29/19

28916

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2017.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Terrence Doherty and Nicole Doherty	New Owner	Map/Parcel
2708 Tyne Blvd.		130 15 0 093.00
Nashville, Tennessee 37215		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES L. UDEN, married, hereinafter called the GRANTOR, has bargained and sold, and by these presents do hereby transfer and convey unto TERRENCE DOHERTY AND NICOLE DOHERTY, husband and wife, hereinafter called the GRANTEES, 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. 3 of Block "C" on the Map of Tyne Meade, Section 3, of record in Book 1424, pages 12, 13 and 14, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James L. Uden, married, by Warranty Deed from Carbine and Associates, dated November 16, 2011, of record in Instrument No. 20111118-0090665, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County Taxes for the year 2017 have been prorated between the parties and paid. Subsequent year's taxes are assumed by Grantees. Map/Parcel 130 15 0 093.00.
2. All matters appearing on the Plan of Tyne Meade, Block "C", of record in Book 1424, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2708 Tyne Blvd., Nashville, Tennessee 37215

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 the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a

good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and/or assigns, 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.

Shaheen Whittington Uden, wife of James L. Uden, hereby joins in this conveyance for the purpose of conveying any and all right, title and interest she may have in the subject property, by reason of her marital status, or otherwise.

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 13 day of November, 2017:

James L. Uden

Shaheen Whittington Uden

Shaheen Whittington Uden

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, James L. Uden, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of November, 2017:

Notary Public

My commission expires: 12-5-2020

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Shaheen Whittington Uden, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of November, 2017:

Notary Public

My commission expires: 12-5-2020

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal