WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 4-11-2020 (AFFIX SEAL)

ANGELA R. WINDHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

R-VRE-17-118

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marc Tahiry and Lindsay Tahiry	Cardenal Financial Company	
(NAME)	(NAME)	
118 Matthew Lane	3701 Arco Corporate Dr. Ste 200	**117-07-0D-011.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Charlotte NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARC T. MCNAMEE AND JON H. MCNAMEE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARC TAHIRY AND LINDSAY TAHIRY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit No. 11 on the amended plan of Park Green condominiums, of record in Plat Book 6250, Page 253, 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 Alice T. McNamee by Warranty deed from Belle Meade Builders, Inc. of record in Book 6475, page 822, Register's Office for Davidson County, Tennessee, dated January 11, 1985 and recorded on January 16, 1985. The said Alice T. McNamee having since died on August 27, 2017. The grantors herein, Marc T. McNamee and Jon H. McNamee, convey as the Devisees pursuant to Last Will and Testament of Alice T. McNamee, Docket No. 17P-1522, in the Seventh Circuit Court for Davidson County, Tennessee.

The above-described property is not the primary or marital residence of either grantor herein.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years.
- Plan of record in Plat Book 6250, Page 253, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Park Green, of record in Book 6247, Page 872, as amended in Book 6453, Page 717 and Book 8430, Page 364, Register's Office for Davidson County, Tennessee.
- Charter of Park Green Homeowners' Association, Inc., of record in Book 6247, Page 869, Register's Office for Davidson County, Tennessee.
- Conveyance of Water Mains to Metro Government of record in Book 7275, Page 808, Register's Office for Davidson County, Tennessee.
- Conveyance of Sewer Mains to Metro Government of record in Book 7275, Page 811, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **118 Matthew Lane, 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 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.

Bill Garrett Davidson County
Batch# 34163 DEEDWARR
12/06/2017 12:14:30 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20171206-0124548

Witness my/our hand(s) this the 5th DAY OF DECEMBER, 2017.

Marc T. McNamee

Jon H. McNamee by Marc T. McNamee as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARC T. MCNAMEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of December, 2017.

Notary Public
My Commission Expires: 3-8-2021
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARC T. MCNAMEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JON H. MCNAMEE, and who acknowledged he/she/they executed the same as the free act and deed of the said JON H. MCNAMEE, pursuant to Power of Attorney of record in Instrument Number 20171116-0117697, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 5th of December, 2017.

Notary Public
My Commission Expires: 3-8-21
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON