Bill Garrett Davidson County
Batch# 37294 DEEDWARR
12/15/2017 10:14:00 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20171215-0127872

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
TC376 Holdings, LLC
2012 21st Ave S.
Nashville, TN 37212

SEND TAX BILL TO:
Owner

MORTGAGEE:
Finance of America
4201 Congress St. #475
Charlotte, NC 28209

MAP **131-10**
GROUP
PARCEL **037.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mary Franklin McMillen, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **TC376 Holdings, LLC**, hereinafter called the GRANTEE, its successors 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. 116 on the Plan of Seven Hills, Section II, as shown by plat and survey of record in Book 2663, page 40, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 116 fronts 140 feet on the south line of Harding Place and runs back 270.94 feet on the east line and 310 feet on the west line, to a broken line in the rear on which it measures 151.30 feet.

Being the same property conveyed to Mary Franklin McMillen, by Quitclaim Deed dated September 5, 1990 from Michael John McMillen of record in Book 8189, page 847, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2018 and subsequent years.

*Michael John McMillen, spouse of Mary Franklin McMillen, hereby joins in this conveyance transferring all his right, title, and interest in said property, marital or otherwise.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-BR-17-1505-h

This is **improved** property known as **1505 Harding Pl, 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, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that she is 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, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 hand this the 8th day of **December, 2017.**

Mary Franklin McMillen
Mary Franklin McMillen

Michael J. McMillen
Michael John McMillen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mary Franklin McMillen and Michael McMillen.** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 8th day of December, 2017.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/26/2021

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual value or consideration, whichever is greater, for this transfer is $475,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of December, 2017.

NOTARY PUBLIC

My Commission Expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

#17-9220