WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-1747

Bill Garrett Davidson County
Batch# 75608 DEEDWARR
04/02/2018 03:43:20 PM 2 pgs
Fees: $13.00 Taxes: $863.95

20180402-0030657

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $233,500.00.

Affiant

Subscribed and sworn to before me this 30 day of March, 2018

Notary Public
My Commission expires: 3.21.20
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Emily Mahoney	Liberty Financial	084-11-0-017.00
2234 Modena Court	9520 Ormsby Station Rd Ste 20	
Nashville, TN 37214	Louisville, KY 40223	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Louis Kyle Draper, a single man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Emily Mahoney and Houston Mahoney, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the (3rd) Civil District being Lot No. 84 on the Plan of Maplecrest, of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, and described as follows: Beginning at a point in the North margin of Modena Court, at the corner of Lots No. 83 and 84; thence with the line between said Lots, Northerly 202 feet to a point; thence Northeasterly 71 feet to a corner of Lot No. 87; thence, with the line between Lots No. 84 and 87, Southeasterly 91.8 feet to a corner of Lot No. 86; thence with the line between said Lots No. 84 and 86, Southerly 110 feet to the corner of Lot No. 85; thence with the line between Lots No. 84 and 85; Southerly 65 feet to the North margin of Modena 40 feet to the point of beginning.

Being the same property conveyed to Louis Kyle Draper, a single man, from James A. Legg, a married man, and Katherine Legg, by deed on August 26, 2015, of record in Instrument Number 20150904-0090236, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 1835, page 27-28, Register's Office Davidson County, Tennessee.

This is improved property known as: **2234 Modena Court, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 30, 2018.

Louis Kyle Draper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Louis Kyle Draper** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 30, 2018

My commission expires 7/8

Notary Public

HALEY WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY