Bill Garrett Davidson County
Batch# 103514 DEEDWARR
06/12/2018 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,915.60
20180612-0056439

#34277

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $788,000.00. Affiant Subscribed and sworn to before me, this the 8th day of June, 2018. Notary Public My commission expires: October 7, 2019

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jonathan M. Cahill Katherine N. Cahill	NEW OWNER	
1003 Halcyon Ave.		118-01-0-227.00
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LAHNA TURNER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN M. CAHILL AND KATHERINE N. CAHILL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Lot No. 29 on the Plan of L.G. Noel's Idlewild of record in Plat Book 161, Page 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lot No. 29 fronts 48 1/2 feet on the Southern side of Halcyon Avenue and extends Southwardly between parallel lines 150 feet, more or less, to a 15 foot alley.

Being the same property conveyed to Ralphie May and wife, Lahna Turner by Warranty deed from Alessandro Rustioni of record in Instrument No. 20080523-0052857 Register's Office for Davidson County, Tennessee, dated May 20, 2008 and recorded on May 23, 2008.

Ralph Duran May died October 6, 2017 leaving his wife Lahna Turner the surviving tenant by the entirety

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1003 Halcyon Ave., Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of June, 2018.

Lahna Turner

STATE OF ~~TENNESSEE~~ DKO California
COUNTY OF ~~DAVIDSON~~ DKO Los Angeles

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

Witness my hand and seal this 7th day of June, 2018.

Notary Public

My Commission Expires: 10-25-2019

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

DANIEL KIRK BAKER
Commission # 2131693
Notary Public - California
Los Angeles County
My Comm. Expires Oct 25, 2019

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

