WARRANTY DEED

Bill Garrett Davidson County
Batch# 131073 **DEEDWARR**
08/20/2018 02:59:40 PM 2 pgs
Fees: $13.00 Taxes: $789.58

20180820-0082533

File No.: AGL-18-3305

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK MULLOWNEY	New owner	133-01-0-215.00
(NAME) 3305 Mays Street	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **ANTHONY MCKAY, MARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MARK MULLOWNEY, A SINGLE MAN**, hereinafter called the Grantee(s), 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. 437 and part of Lot No. 438 on the Map of Sunrise Heights, Second Plan, as of record in Book 421, Page 46, Register's Office for said County.

Said Lot and part of said lot adjoin and front together 55 feet on the Westerly side of Mays Avenue and run back between lines 145 feet, more or less on the South line of part of Lot No. 438 and 150.9 feet on the North line of Lot No. 437, along the South line of High Street to an alley on which they measure 55.3 feet, more or less.

Being the same property conveyed by Warranty Deed from Norma Jean Stuteville, Administrator of The Estate of Robert Frank Wade, Sr., Sandra Kay Powell, and Norma Jean Stuteville, Individually to Anthony McKay, as recorded on the 6th day of March, 2018 in Instrument No. 20180306-0021077; Order Granting Administrator's Petition for Permission to Sell Real Property in Probate Docket No. 17P-1363, in the Register's Office of Davidson County, Tennessee.

THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OF GRANTOR.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3305 MAYS STREET, NASHVILLE, TN 37217
(House Number) (Street) (City or Town) (Postal Zip)

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 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.

Witness my/our hand(s) this 16th day of August, 2018.

ANTHONY MCKAY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY MCKAY, MARRIED, 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 16th day of August, 2018.

Notary Public
My Commission Expires: 09/22/2021

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171