WARRANTY DEED

Karen Johnson Davidson County
Batch# 206063 DEEDWARR
03/14/2019 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20190314-0023582

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$280,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2019.

L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 7/9/22 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell and Barrett
Stewart Title Company Tennessee Division, 121 First Ave S, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joleen M. McCarty	New Owner	117151B00300CO
(NAME)	(NAME)	
3716 A Benham Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, we **Haury & Smith Contractors, Inc.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Joleen M. McCarty and Dale W. McCarty, wife and husband**, hereinafter called the GRANTEE(S), their 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. 9 on the Plan of Glen Echo, of record in Plat Book 1424, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Haury and Smith Contractors, Inc. by Warranty Deed from Paul R. Johnson, dated April 30, 2007 and recorded May 03, 2007 of record in Instrument No. 20070503-0053482, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Instrument No. 201208230075852; (2) Covenants, conditions, restrictions and easements, if any, recorded as Book 1636, Page 229, and Instrument No. 201611300125644, and First Amendment recorded as Instrument No. 201612060127873, and Second Amendment recorded as Instrument No. 201707190072864, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3716 A Benham Avenue, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 362885
Warranty Deed TN

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 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 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.

Effective the 14th day of March, 2019.

Haury & Smith Contractors, Inc.

By: _____
Randall Toney, CFO

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Randall Toney with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the CFO of Haury & Smith Contractors, Inc. the within named bargainer, a corporation, and that, he as such CFO, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such CFO.

Witness my hand and Official seal this 14th day of March, 2019.

_____
Notary Public:
My Commission Expires: 7/8/22

JILL L. SWICEGOOD
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

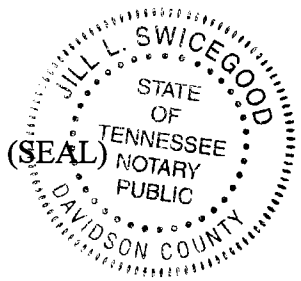
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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