THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520542** Karen Johnson Davidson County Batch# 241052 **DEEDWARR** 06/10/2019 02:17:11 PM 2 pgs Fees: $13.00 Taxes: $1,380.10 20190610-0055465	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $373,000.00. Affiant Subscribed and sworn to before me, this6th day of June, 2019. Notary Public My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

WARRANTY DEED

Address New Owner: Marcus D. Maphis and Molly Elizabeth Blackburn 2401 McGinnis Drive Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 073 09 0 062.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Harrington and Holly Harrington, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marcus D. Maphis and Molly Elizabeth Blackburn, joint tenants with right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 55 on the Map of Gibson Heights, as of record in Book 1835, Page 133, Register's Office for Davidson County and described as follows:

Beginning at a point in the Easterly margin of Cooper Lane at the corner of Lots 54 and 55; thence with the line between said Lots Southeasterly 129.91 feet to a corner of Lot 56; thence with the line between said Lots 55 and 56, Southwesterly 129.2 feet to the North margin of McGinnis Drive; thence with the margin of the same Northwesterly 106.91 feet to the beginning of a curve; thence around said curve Northerly 36.13 feet to the margin of Cooper Lane thence with the margin of the same Northerly 106.2 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from William J. Pendley and Cortney Pendley, husband and wife to John Harrington and Holly Harrington, husband and wife as recorded on the 4th day of May, 2016 in Instrument No. 20160504-0044104 and Warranty Deed from Sugarbush Investment Group, Inc., a Tennessee Corporation to William J. Pendley, a single person as recorded on the 1st day of February, 2010 in Instrument No. 20100201-0007615, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GIBSON HEIGHTS, as recorded in Plat Book 1835, Page(s) 133.

This is improved property located at 2401 McGinnis Drive Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of June, 2019.

John Harrington

Holly Harrington

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Harrington and Holly Harrington, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of June, 2019.

Notary Public

