

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$160,000.00.**

Affiant

Subscribed and sworn to before me, this the 25 day of September, 2019.

Notary Public

My commission expires: 5-9, 2023
(AFFIX SEAL)

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
STACEY RENE MCGRATH AND ANDREW RYAN MCGRATH	**NEW OWNER**	073-11-0-118.00
2310 Tally Green Court		Karen Johnson Davidson County Batch# 292981 **DEEDWARR** 09/30/2019 10:15:16 AM 2 pgs Fees: $13.00 Taxes: $592.00
Nashville, TN 37214		20190930-0099073

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **IRIS D. RIVERS, UNMARRIED,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STACEY RENE MCGRATH AND ANDREW RYAN MCGRATH, WIFE AND HUSBAND
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 2A, as shown on the map entitled Zone Lot Division of Lots 2,3,6 & 7, Tally Green, of record in Plat Book 6250, Page 73, amended in Plat Book 6250, Page 954, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to IRIS D.BUSH, A MARRIED WOMAN, by deed from JUDITH WHITWORTH F/K/A JUDITH WALKER, of record in Instrument No. 20061003-0122453, dated September 25, 2006, said Register's Office. Further being the same property conveyed to IRIS D. BUSH, by quitclaim deed from Quentin L. Bush, of record in Instrument No. 20070201-0013313, dated September 25, 2006, said Register's Office. IRIS D. BUSH, having since divorced, is now known as Iris D. Rivers.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 2310 Tally Green Court, Nashville, TN 37214.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 25th day of September, 2019.

IRIS D. RIVERS

State of Tennessee)

County of Davidson)

On this 25th day of September, 2019, before me personally appeared, IRIS D. RIVERS, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 5.9.2023

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023