WARRANTY DEED

Karen Johnson Davidson County
Batch# 304847 DEEDWARR
10/23/2019 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.13
20191023-0108714

JM-DB-19-7925

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 2-23-2021
(AFFIX SEAL)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Hannah C. Pelham	**NEW OWNER**	
(NAME)	(NAME)	**126-15-0A-057.00-CO**
7925 Boone Trace	7925 Boone Trace	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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 consideration, the receipt of which is hereby acknowledged, **THOMAS JOSEPH CORCORAN, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HANNAH C. PELHAM, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 269 on the Plan of Phase One at Boone Trace at Biltmore of record in Plat Book 7900, Page 667, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas Joseph Corcoran, Jr. by Quit Claim deed from Rowena Gale Corcoran of record in Instrument No. 20180913-0090957 Register's Office for Davidson County, Tennessee, dated September 13, 2018 and recorded on September 13, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9342, Page 312, as re-recorded in Book 9735, page 931, as amended in Book 10032, page 813, and Instrument No. 20010717-0075902, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7265, Page 657, in the Register's Office for Davidson County, Tennessee.
- Charter of Boone Trace Homeowners' Association, Inc., of record in Book 9607, Page 534, in the Register's Office for Davidson County, Tennessee.
- Easement and Right of Entry Agreement underground executed by and between First Hotel Investment Corp., and Viacom Cable of record in Book 9665, Page 420, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement granted to Harpeth Utilities District of record in Instrument Number 20040204-0013636, in the Register's Office for Davidson County, Tennessee.
- Conveyance of open space or common area to Boone Trace Homeowners' Association, Inc. of record in Instrument Number 20011119-0126831, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7925 Boone Trace, Nashville, Tennessee 37221**.

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 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 the 22nd DAY OF OCTOBER, 2019.

Thomas Joseph Corcoran, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS JOSEPH CORCORAN, JR., 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of October, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

