WARRANTY DEED

Karen Johnson Davidson County
Batch# 383854 DEEDWARR
04/09/2020 11:43:10 AM 2 pgs
Fees: $13.00 Taxes: $809.86

20200409-0037646

DANA DELK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,625.00 218,880.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF APRIL, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 07/06/20

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 20-6914H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ashlyn McCarthy and James McCarthy	next owner	042-15-0-056.00
330 E. Marthona Rd	2212 Stratford Ave.	
Madison, TN 37115	Nashville, TN 37216	

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,

BOBBY J. WILSON, SR. AND LINDY L. GILLASPIE, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ASHLYN MCCARTHY AND JAMES MCCARTHY, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land, as described herein, to-wit:

Being Lots Nos. 144. 145, 146 and 147 of Block "B" on the' Map of Marthonna, not of record, and described according to a copy of a survey thereof made by J.A. Mefford, Surveyor, in December, 1937, as follows:

Beginning at a point in the westerly margin of Ezell Road East at the common corner of Lots Nos. 143 and 144, being 450 feet north of Ezell Road South; thence westerly with the line between said lots, 422.5 feet to a point; thence northerly 100 feet to the line between Lots 147 and 148; thence with the line between said lots, easterly 422.5 feet to the westerly margin of Ezell Road East; thence with the margin of the same South 2 degrees 58 minutes West, 100 feet to the point of beginning.

Being the same property conveyed to Bobby J. Wilson, Sr. and Lindy L. Gillaspie, joint tenants with right of survivorship by Quitclaim Deed from Bobby J. Wilson, Sr., unmarried of record in Instrument No. 20100115-0003844 Register's Office for Davidson County, Tennessee, dated December 29, 2009 and recorded on January 15, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 330 E. Marthona Rd, Madison, TN 37115

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 that we are 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 GRANTEES, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WSB-W-20-0330

Witness my hand on the 6th day of April, 2020.

Bobby J. Wilson SR.

Bobby J. Wilson, Sr.

Lindy L Gillaspie

Lindy L. Gillaspie

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, a Notary Public of said County and State, BOBBY J. WILSON, SR. AND LINDY L. GILLASPIE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of April, 2020.

Notary Public

My Commission Expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-23-2023

File #: 20-6914H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027