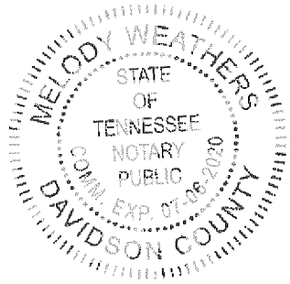
Karen Johnson Davidson County
Batch# 398231 DEEDWARR
05/11/2020 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20200511-0048642

WARRANTY DEED



STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF April, 2020

Notary Public

MY COMMISSION EXPIRES: 7-6-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Monahan and Carol P. Monahan	Michael J. Monahan and Carol P. Monhan	
(NAME)	(NAME)	10812022000
3256 E Lake Dr	3256 East Lake Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael D. Briley and Alma D. Flores-Briley, a married couple** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael J. Monahan, Married Man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 65 N THE PLAN OF SECTION 5, TRAILWOOD, AS OF RECORD IN PLAT BOOK 6900, PAGE 477, 478 AND 479, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Being the same property conveyed to Michael D. Briley and Alma D. Flores-Briley by virtue of that certain Special Warranty Deed dated June 24, 2002, and being of record at Instrument No. 20020701-0078988 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those Subdivision Restrictions, Building Lines and Easements of record in Plat Book 6900, Page 477, 478 and 479, Easements of record at Book 8541, Page 219 and 222, **located** in the Register's Office of Davidson County, Tennessee, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 3256 East Lake Dr. Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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.

Witness my hand this 28th day of April, 2020.

Michael D. Briley, by Alma D. Flores-Briley, Attorney-In-Fact

Michael D. Briley, By Alma D. Flores-Briley, Attorney-In-Fact

Alma D. Flores-Briley

Alma D. Flores-Briley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Alma D. Flores-Briley**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of April, 2020.

Jacqueline G Brown
Notary Public

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3-8-22

STATE OF Tennessee
COUNTY OF Davidson

On this 28th day of April, 2020, before me personally appeared **Alma D. Flores-Briley**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Michael D Briley**, pursuant to Limited Power of Attorney of record at Instrument Number 202005110048641 and who acknowledged that she executed the same as the free act and deed of **Michael D. Briley.**

WITNESS my hand and official seal at office this 28th day of April, 2020.

Jacqueline G Brown
Notary Public

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3-8-22

STATE OF Tennessee
COUNTY OF Davidson

Alma D. Flores-Briley, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of **Michael D. Briley**, the principal.

This 28th day of April, 2020.

Alma D. Flores-Briley

WITNESS my hand and official seal at office this 28th day of April, 2020.

Jacqueline G Brown
Notary Public

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3-8-22

True Copy Certification

I, John A Bell 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Dana Lowhorn a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DANA LOWHORN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-2021

Notary' Seal (if on paper)