THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, which transfer is: $731,600.00. Affiant Subscribed and sworn to before me this 31st day of May, 2022. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 867579 DEEDWARR
06/06/2022 10:24:18 AM 3 pgs
Fees: $18.00 Taxes: $2,706.92

20220606-0064646

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 37075-05-2022
Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mary McGaughey 5715 Vine Ridge Drive Nashville, TN 37205	New Owner	Map and Parcel No.: 10310007600 103 10 0 076.00

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, **Kaylor McCain and Sarah McCain, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mary McGaughey, an unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5715 Vine Ridge Drive, Nashville, TN 37205.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 31st day of May, 2022.

Kaylor McCain

Sarah McCain

STATE OF Alabama

COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kaylor McCain and Sarah McCain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2022.

Notary Public

My Commission Expires: 8-10-22

<<<INSERT NOTARY SEAL>>>>>



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 71, Section 4, Brookside Courts, Addition No. 4, as shown on plat of record in Plat Book 2083, Page 59, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kaylor McCain and Sarah McCain, husband and wife, by Warranty Deed from Kevin L. Sample and wife, and Marie M. Sample, of record in Instrument No. 20140707-0059600, in the Register's Office of Davidson County, Tennessee, dated July 3, 2014 and recorded on July 7, 2014.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 10310007600.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 4, Brookside Courts, Addition No. 4, as recorded in Plat Book 2083, Page(s) 59.
4. Easement recorded in Book 2204, Page 474.