WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2002. Notary Public MY COMMISSION EXPIRES: November 27, 2004. (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Mahoney	Franklin Mortgage Funding	33-12-113
(NAME)	(NAME)	
323 Melissa Drive	25800 Northwestern Hwy #875	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Southfield, MI 48075	
(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, **Ted R. Wilmore, and wife Jennifer L. Wilmore**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS MAHONEY AND WIFE, ALISA MAHONEY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 15 on the Plan of Gateway Subdivision, Section 1 of record in Plat Book 3300, Page 40, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ted R. Wilmore by Special Warranty Deed from Ford Consumer Finance Company, Inc. of record in Book 8983, Page 557, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as shown on Plat Book 3300, Page 40 Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 323 Melissa Dr., Goodlettsville, TN 37072
(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.

Davidson County DEEDWARR
Recvd: 07/25/02 13:10 2pgs
Fees:13.00 Taxes:355.20
20020725-0089352

Witness my/our hand(s) this 17th day of July, 2002.

Ted R. Wilmore

Jennifer L. Wilmore

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ted R. Wilmore, and wife Jennifer L. Wilmore, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of July, 2002.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public

