WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

MY COMMISSION EXPIRES JANUARY 25TH, 2006

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Rachel Ashworth	GB & T Mortgage d/b/a Georgia Bank & Trust	83-09-0-345
(NAME)	(NAME)	
1424 Gartland Avenue	1321 Murfreesboro Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville Tennessee 37217	
(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, John E. Mallard and Mary L. Mallard , ** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Rachel Ashworth and Jorge Victor Boero , 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: **** John Edward Mallard and wife, Mary Lee Mallard**

Being Lot No. 76 on the Plan of Subdivision of the A.V.S. Lindsley 29 Acre Tract, as of record in Plat Book 57, Page 66, 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 John E. Mallard and wife, Mary L. Mallard by Warranty Deed of record in Book 4849, Page 727, Register's Office for said County.

Subject to all matters as set forth per Plat Book 57, Page 66, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 1424 Gartland, Nashville, TN 37206

(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/our hand(s) this 30th day of August, 2002.

Davidson County DEEDWARR
Recvd: 09/16/02 10:50 2pgs
Fees:13.00 Taxes:458.80

20020916-0112327

John Edward Mallard

Mary Lee Mallard

STATE of Tennessee
COUNTY of ~~Davidson~~ Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named John E. Mallard and Mary L. Mallard** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

** **John Edward Mallard and Mary Lee Mallard**

Witness my hand and Official seal this 8/30/2002

My Commission Expires: _____

JUDY HARRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires October 25, 2003

Judy Harrison
Notary Public

File Number2208552

RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027