WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,724.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~March 24, 2009.~~ 3-22-08
(AFFIX SEAL)

PAMELA JO YATES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 09/21/05 13:34 2 pgs
Fees:13.00 Taxes:535.48

20050921-0113565

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joyce Mortise	First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans	
(NAME)	(NAME)	
808 Lonsway Court	1555 W. Walnut Hill Lane	150-09-A-53
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37013	Irving, TX 75038	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20052542

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, **I, James McGaughy**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Joyce Mortise and husband, Rahkeem Mortise**, 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. 207 on the Plan of Forest View Park, Section VII, of record in Plat Book 6900, Page 162, Registers' office for said County, to which reference is made for a more complete description.

Property known as: 808 Lonsway Court, Nashville, Davidson County, Tennessee, 37013.

BEING the same property conveyed to James L. McGaughy by Deed from Leonard R. Dyer and wife, Pamela L. Dyer of record in Book 8693, Page 804, Register's Office for Davison County, Tennessee.

Mary L. McGaughy is executing this instrument for the purpose of consenting to the waiver of the homestead exemption.

unimproved ☐

This is improved ☒ property, known as 808 Lonsway Court, Nashville, TN 37013

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 14th day of September, 2005.

James McGaughy

Mary L. McGaughy

STATE OF TENNESSEE

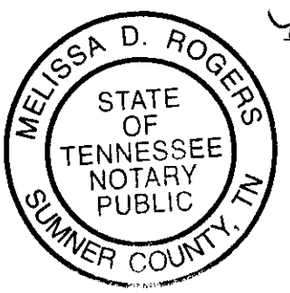
COUNTY OF DAVIDSON

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

*and wife Mary L. McGaughy

Witness my hand and official seal at Springfield, Tennessee this 14th day of September, 2005.

Commission expires: March 24, 2009



Melissa D. Rogers

Melissa D. Rogers Notary Public