Prepared By and Return To:
Overland Title Company, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067

Y DEED

BILL GARRETT, Davidson County
Trans:T20100042152 DEEDWARR
Recvd: 07/09/10 12:47 2 pgs
Fees:13.00 Taxes:1146.63
20100709-0053904

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: 11-22-10

(AFFIX SEAL)

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Christopher S. Mahan	City First Mortgage Services, LLC	062-11-0-060.00
(NAME)	(NAME)	
2605 Alvinwood Drive	750 South Main Street, #104	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Bountiful, UT 84010	
(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, Kendal Marcy and wife, Krista K. Marcy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher S. Mahan and wife, Tabitha J. Mahan, 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. 171A, on the Plat of the Resubdivision of Lot 171, Sutherland Heights, Section Five, of record in Book 8250, Page 789, Register's Office for said County, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Kendal Marcy and wife, Krista K. Marcy by Quitclaim Deed dated August 12, 1997, by D. Sidney Marcy and wife, Sandra A. Marcy of record in Book 10566, Page 389, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2605 Alvinwood Drive, 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 our hands this 8th day of July, 2010.

Kendal Marcy

Krista K. Marcy

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kendal Marcy and Krista K. Marcy, 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 and official seal at Franklin, Tennessee this 8th day of July, 2010.

Commission expires: May 6, 2013

Tabitha N. Calhoun Notary Public