WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110042301 DEEDWARR
Recvd: 07/14/11 08:18 2 pgs
Fees:13.00 Taxes:532.80
20110714-0053763

TODD A RICHARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TN
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2011.

Notary Public

MY COMMISSION EXPIRES: ~~May 20, 2014.~~ 9-9-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Main Street Title, Inc., 106 Public Square #101, Centerville, TN 37033

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Ray Mallard	**William Ray Mallard**	**01400001904**
(NAME) **7170 Harper Rd.**	(NAME) **7170 Harper Rd.**	
(ADDRESS) **Joelton, TN 37080**	(ADDRESS) **Joelton, TN 37080**	
(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,

One Tenn Ltd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Ray Mallard, a single man

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:

Being a tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey of a part of the A. J. Williams Tract, according to a survey made by Hickerson-Miller Engineers-Surveyors, and shown as Tract Number 18 on said survey, as follows:
Beginning at a point in the easterly margin of Harper Road, said point being 1,679.5 feet north of the center line of Highway Number 112, being the corner of Lots Numbers 16 and 17; thence with the margin of said road, North 2 degrees 13 minutes West 100 feet to a point, thence North 89 degrees 0 minutes East 435 feet to a point; thence South 2 degrees 13 minutes East 100 feet to a point; thence South 89 degrees 0 minutes West 435 feet to the point of beginning.

Being the same property conveyed to CLYDE M. BEARD, UNMARRIED by Deed from BARBARA J. MARCUM, UNMARRIED, dated 10/29/2007 and filed for record on 10/31/2007 in Instrument 200710310128195, Register's Office for DAVIDSON County, Tennessee.
Being the same property conveyed to THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT by Deed from SHELLIE WALLACE, AS SUCCESSOR TRUSTEE AND DEANNA DORROUGH, AS CO-TRUSTEE, dated 02/24/2010 and filed for record on 04/05/2010 in Instrument 201004050024772, Register's Office for DAVIDSON County, Tennessee.
Being the same property conveyed to ONE TENN, LTD. by Deed from SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, dated 04/12/2011 and filed for record on 04/14/2011 in Instrument 201104140028767, Register's Office for DAVIDSON County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **7170 Harper Rd., Joelton, TN 37080**

(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 hand this **8th** day of **July, 2011.**

One Tenn Ltd

By: _____

Taylor H. Reily as the operating member of TM Capital, LLC, registered agent of One Tenn Ltd.

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned Notary Public in and for said County in said State, personally appeared Taylor H. Reily with whom I am personally acquainted and who upon oath acknowledged himself to be the operating member of TM Capital, LLC, which is registered agent of One Tenn, Ltd of the within named bargainor(s), a TN limited partnership, and he, as such operating member of TM Capital, LLC, which is registered agent of One Tenn, Ltd being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the TN limited partnership by the said Taylor H. Reily, operating member of TM Capital, LLC, which is registered agent of One Tenn, Ltd.

Witness my hand, at office, this **8th** day of **July 2011.**

Todd A. Richards

Notary Public: ~~**Ed Tignor**~~ Todd Richards

My Commission Expires: ~~**5/20/2014**~~ 9-9-14

