140.20

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130011217 DEEDWARR
Recvd: 02/08/13 15:24 2 pgs
Fees:13.00 Taxes:133.20
20130208-0013530

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is $36,000.00

Affiant

Sworn to and subscribed before me this 4th day of February, 2013.

NOTARY PUBLIC

My Commission Expires: 5-20-14

ROBERT F. SPANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

| ADDRESS NEW OWNER | SEND TAX BILLS TO: | MAP/PARCEL NUMBER: |
|---|---|---|
| Jermie Mallard | Same | 082-07-0-027.00 |
| 2019 24th Avenue, North | | |
| Nashville, TN 97208 | | |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Johnny Burroughs and wife, Linda Burroughs**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Jermie Mallard**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the north half of Lot No. 10 on the Plan of Shields, Davis, Sharpe and Horn's Subdivision, of record in Book 57, page 86, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and accurate description.
>
> Being a part of the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from Mary Lou McKennon, of record in Instrument No. 20040604-0066278, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 812 North Second Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 4th day of Feb, 2013.

**JOHNNY BURROUGHS**

**LINDA BURROUGHS**
Burroughs Attorney In Fact

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, **Johnny Burroughs**, the Bargainer, 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 this 4th day of February, 2013.

NOTARY PUBLIC

My Commission Expires: 5-20-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of February, 2013, before me personally appeared **Johnny Burroughs**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Linda Burroughs**, and acknowledged that such person executed the same as the free act and deed of **Linda Burroughs**.

Witness my hand and official seal this 4th day of February, 2013.

NOTARY PUBLIC

My Commission Expires 5-20-14.