WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130017042 DEEDWARR
Recvd: 03/01/13 09:46 2 pgs
Fees:13.00 Taxes:506.90

20130301-0020568

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th day of **February, 2013**

Notary Public

MY COMMISSION EXPIRES: MAY 20, 2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon . Devlin	Volunteer Mortgage, Inc.	06114011700
(NAME)	(NAME)	
3801 Burrus Street	1 Vantage Way, Ste E240	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville TN, 37228	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Jessica Ford and Christopher Rankhorn**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brandon Devlin, an unmarried person**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: being the southeast part of Lot No. 73 on the map of Maplewood home tract, of record in Book 421, page 174, Register's Office for Davidson County, Tennessee, said part of Lot No. 73 fronts 60 feet on the West side of Burrus Street or Avenue and extends back between lines 133.6 feet, more or less, on the North line and 125.0 feet, more or less, on the South line (said South line along North margin of Gillock) to a dead line in the rear, measuring 60.6 feet, more or less.

Being the same property conveyed to Jessica Ford and Christopher Rankhorn by Warranty Deed from Good Neighbor Properties, LLC dated November 5, 2010 of record in Instrument No. 20101109-0090010, Register's Office of Davidson County, Tennessee. The said Jessica Ford has married and now goes by Jessica Ford Rankhorn.
This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 3801 Burrus Street, Nashville, TN 37216

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, has 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 ~~5th~~ 21st day of February, 2013

Christopher Rankhorn

Jessica Ford Rankhorn

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Christopher Rankhorn and Jessica Ford Rankhorn**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this ~~5th~~ 21st day of February,. **2013**

Notary Public

My commission expires:

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016