WARRANTY DEED

BOX 30-3

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF DeKalb
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 125,000.00

Glenda P. Trigg by Glenn Francis as Attorney in fact
Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 22nd DAY OF February, 2013

Notary Public

MY COMMISSION EXPIRES: March 3, 2014
(Affix Seal)

VERONIA M TURNER NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES MARCH 3, 2014

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Ford	Nola Lending Group, LLC	53-13-74.00
1425 Joe Pyron Drive	1180 W.Causeway Approach	
Madison, TN 37115	Mandeville, LA 70471	
(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, ***Glenda Trigg, a/k/a Glenda P Trigg, Married***
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Teresa Ford***
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:

For reference only this is Property being known as 1425 Joe Pyron Drive Madison TN 37115 and being described as follows:

Land in Davidson County, Tennessee, being Lot Number 7 on the plan of Phase I, Kimbolton of record in Plat Book 6900, pages 276-278, Register's Office for Davidson County, Tennessee.

Said Lot Number 7 fronts 97.0 feet on the westerly margin of Joe Pyron Drive and extends back 155.0 feet on parallel lines to a dead line in the rear measuring 97.0 feet thereon.

Being the same property conveyed to Glenda Trigg and husband, Charles Trigg, by Warranty Deed from George W. Mitchell and wife, Kaye T. Mitchell of record in Instrument No. 20030326-0039872, Register's Office for Davidson County, Tennessee, AND being the same property conveyed to Glenda Trigg by Quitclaim Deed from Charles Trigg dated November 20, 2012, and filed for record on ~~February~~ March 6, 2012, of record in Instrument #20130306-0022571, said Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Glenda Trigg aka Glenda P. Trigg by her lawful Attorney-in-fact, Glenn Francis pursuant to the power and authority vested in him by instrument filed for record in Instrument #20130306-0022572 Register's Office for Davidson County, Tennessee.

This is: Unimproved ( )
Improved (x) Property, known as 1425 Joe Pyron Drive, Madison, TN 37115
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 22nd day of February, 2013.

Glenda P. Trigg by Glenn Francis as Attorney in fact
Glenda P Trigg, a/k/a Glenda Trigg
By: Glenn Francis, as Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20130018580 DEEDWARR
Recvd: 03/06/13 15:50 2 pgs
Fees:13.00 Taxes:462.50
20130306-0022573

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and official seal this _____ day of _____, 2013.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

_____
Notary Public

STATE OF Georgia
COUNTY OF DeKalb

On this the 22nd day of February, 2013, before me personally appeared **GLENN FRANCIS** to me known to be the person who executed the foregoing instrument in behalf of **Glenda Trigg aka Glenda P. Trigg** as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said **Glenda Trigg aka Glenda P. Trigg.**

Witness my hand and official seal at 7078 Bowie Dr. Lithonia GA 30038 on this the 22nd day of February, 2013.

My commission expires: March 3, 2014

_____
Notary Public

CELEADONIA M. TURNER
NOTARY PUBLIC
DEKALB COUNTY
GEORGIA
EXPIRES
MARCH 3, 2014