GSch
Box 44

BILL GARRETT, Davidson County
Trans:T20130020133 DEEDWARR
Recvd: 03/12/13 14:06 3 pgs
Fees:18.00 Taxes:1678.88
20130312-0024612

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $453,750.00. Affiant Subscribed and sworn to before me, this 12th day of March, 2013. Notary Public My Commission Expires: 6.21.16

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Address, New Owner As Follows: Tammy L. Mallory Edward D. Grindstaff II 107 Chatsworth Drive Nashville, TN 37215	Send Tax Bills To: Mortgage Research Center, LLC DBA Veterans United Home Loans 2101 Chapel Plaza Ct., Ste. 107 Columbia, MO 65203	Map-Parcel Number: 131-01-0F-015 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Susan Cone Ligon, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tammy L. Mallory and husband, Edward D. Grindstaff II**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Chatsworth (formerly Buxton Square) of record in Plat Book 5200, page 575, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, said description being incorporated herein by reference the same as if copies fully herein verbatim.

Being the same property conveyed to Susan L. Cone, by deed from John L. Thompson and wife, Micki D. Thompson, of record in Book 8118, page 220, dated May 29, 1990, said

Register's Office. The said Susan L. Cone has since married and is now known as Susan Cone Ligon.

Sandy Ligon joins in the execution of this instrument to convey any interest he may have in the subject property as spouse of Susan Cone Ligon.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 5200, page 575, said Register's Office.

3. Water Line Easement of record in Book 1108, page 487, said Register's Office.

4. Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6049, page 665, as amended in Book 6114, page 43, and as Instrument Nos. 20050126-0009824 and 20050222-0019401, said Register's Office.

5. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **107 Chatsworth Drive, Nashville, TN 37215.**

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 Grantor covenants with the said Grantees that she is 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 further covenants and binds herself, her heirs and assigns, 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 person whomsoever.

WITNESS my hand this 12th day of March, 2013.

Susan Cone Ligon

Sandy Ligon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Cone Ligon, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of March, 2013

(Seal)

CATHERINE A. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 06/21/2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandy Ligon, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of March, 2013

(Seal)

Notary Public

My Commission Expires: 06/21/2016



