AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130037124 DEEDWARR
Recvd: 05/03/13 12:45 2 pgs
Fees:13.00 Taxes:901.04
20130503-0044974

WARRANTY DEED

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243525.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **26th** day of **April, 2013**

Notary Public

MY COMMISSION EXPIRES: 7-6-15
(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
Nathaniel P. Brown and Caroline M. McCartney	Farmington Financial Group	155 08 0C 239.00
(NAME)	(NAME)	
6501 Chessington Drive	1912 21st Ave South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN, 37212	
(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, **John M. Mallory and Kimberly M. Mallory, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nathaniel P. Brown, an unmarried person and Caroline M. McCartney, 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:

Land in Davidson County, Tennessee, being Lot No. 239 on the Plan of Poplar Creek, Phase II, of record in Book 6900, pages 339 through 347, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John M. Mallory and Kimberly M. Mallory by Quitclaim Deed from Kimberly M. Mallory fka Kimberly Moore Howard and John M. Mallory dated March 12, 2007 of record in Instrument No. 20070312-0029715, Register's Office of Davidson County, Tennessee.

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 ☐ property, known as 6501 Chessington Drive, Nashville, TN 37221

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 **26th** day of **April, 2013**

John M. Mallory

Kimberly M. Mallory

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **John M. Mallory and Kimberly M. Mallory**, 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 **26th** day of **April, 2013**

Notary Public

My commission expires: 8/29/2014

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY