Return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

File 25818-8

Box 14

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20140021153 DEEDWARR
Recvd: 03/31/14 09:34 2 pgs
Fees:13.00 Taxes:988.97
20140331-0026063

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $267,290.00

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 28th day of March, 2014.

Notary Public

My commission expires: 11/6/17

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Mackert Amanda Mackert	**Mortgage Master, Inc.**	
1507 Stratford Ave.	**102 Elm Street 3rd Fl**	072-04-0-099.00
Nashville, TN 37216	**Walpole, MA 02081**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHNNIE C. THOMAS, MARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMANDA MACKERT AND JOHN MACKERT, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 4 of Block "C" on the Plan of Inglewood Golf Club Subdivision of record in Plat Book 843, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Johnnie C. Thomas, an unmarried man by Warranty Deed from Marcus E. Rowe and wife, Gale J. Rowe of record at Instrument No. 20040603-0065282, Register's Office for Davidson County, Tennessee, dated May 28, 2004 and recorded on June 03, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1507 Stratford Ave., 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of March, 2014.

Johnnie C. Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 28th day of March, 2014.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

Notary Public

My Commission Expires:
9-9-2014

Dante Thomas, spouse of Johnnie C. Thomas, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Dante Thomas by Johnnie C. Thomas as Attorney In Fact

Dante Thomas by Johnnie C. Thomas
as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of March, 2014, before me personally appeared Johnnie C. Thomas, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dante Thomas as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Dante Thomas.

Witness my hand and seal this 28th day of March, 2014.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY