WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/14 08:23 2 pgs
Fees:13.00 Taxes:492.10
20140430-0036082

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$133,000.00.**

Affiant

Subscribed and sworn to before me this 25th day of April, 2014.

Notary Public
My Commission expires: 8/19/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joyce J. Jones	Regions Bank d/b/a Regions Mortgage	Map 07006008300
2745 Buena Vista Pike	2050 Parkway Office Circle	
Nashville, TN 37218	Birmingham, AL 35244	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **All-Ty Builders, LLC, a Tennessee limited liability company, doing business as Mallard Roofing and Exteriors, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joyce J. Jones**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 15-B of the Plan of Taigan's Court Subdivision, as of record in Plat Book 8250, Page 911, Register's Office for Davidson, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mallard Roofing and Exteriors, LLC, a Tennessee limited liability company, from Sue Ellen Ellmore, Adam Ellmore, Katie Ellmore Parker, and Diane Ellmore Throgmorton, the Heirs-at-law of Mark Alfred Ellmore, Jr. and Neil Chaffin, by deed on August 30, 2013, of record in Instrument Number 20130903-0092652, Register's Office for Davidson County, Tennessee. Said Deed having since been corrected by a Scriveners Affidavit correcting the Grantor as All-Ty Builders, LLC, a Tennessee limited liability company doing business as Marllard Roofing and Exteriors, LLC as found of record in in Instrument Number 20130917-0098021, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable
- Subject to all matters as shown on the Plan of record in Plat Book 8250, Page 911, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6900, Page 710, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2745 Buena Vista Pike, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 25, 2014.

All-Ty Builders, LLC, a Tennessee limited liability company, doing business as Mallard Roofing and Exteriors, LLC

BY: _____

Jeremy Richard Thompson, Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jeremy Richard Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of **All-Ty Builders, LLC, a Tennessee limited liability company, doing business as Mallard Roofing and Exteriors, LLC** , the within named bargainor, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Managing Member.

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 8/19/14

NOTARY PUBLIC

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 1-6-2015
Notary's Signature

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE