WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $ 139,900.00

Affiant

Subscribed and sworn to before me, this the 4th day of June, 2014.

Notary Public

My Commission Expires: _____
(Affix Seal)

GINA MIEHLICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-12-2018

BILL GARRETT, Davidson County
Trans:T20140039996 DEEDWARR
Recvd: 06/06/14 11:11 2 pgs
Fees:13.00 Taxes:517.63
20140606-0049421

THIS INSTRUMENT WAS PREPARED BY:
DeKalb Title, LLC
210 East Public Square
Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dylan Mackin, et ux.	Same	123-10-0-013.00
(NAME)	(NAME)	
324 Pineway Drive	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledge, We, James Harrell Tolbert and Thomas H. Tolbert, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dylan Mackin and wife, Bethany Mackin, 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. 34 on the Plan of Seven Oaks, Section II, as of record in Book 2133, page 36, Register's Office for said County.

Said Lot No. 34 fronts 120 feet on the southerly side of Pineway Drive and runs back 354.8 feet on the westerly line and 345.8 feet on the easterly line, to a dead line in the rear, measuring 120.4 feet thereon.

The above described property is conveyed subject to restrictions of record in Book 1788, page 349; in Book 2097, page 183; and subject to conditions of record in Plan of record in Book 2133, page 36, Register's Office for said office.

Being the same lands described in a conveyance from Charles D. Whorley and wife, Dorothy W. Whorley to Thomas Harrell Tolbert and wife, Wilma H. Tolbert by Deed recorded November 27, 1959 in Book 2995, page 223, Register's Office, Davidson County, Tennessee. Thomas Harrell Tolbert died on May 15, 2005. Wilma H. Tolbert died on December 1, 2013 leaving James Harrell Tolbert and Thomas H. Tolbert as her only heirs. See Affidavits of Heirship of record in 20140606-0049419 and in 20140606-0049420, Register's Office, Davidson County, Tennessee.

This is improved property known as: 324 Pineway Drive Nashville, Tennessee 37217.

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, 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.

IN WITNESS WHEREOF, the grantors have hereunto affixed our signatures on this the 28 day of May, 2014.

JAMES HARRELL TOLBERT

THOMAS H. TOLBERT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named JAMES HARRELL TOLBERT and THOMAS H. TOLBERT, the bargainors, with whom I am personally acquanted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 28 day of May, 2014.

Notary Public

My Commission Expires: 10/18/17

TARA MICHELLE TOLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122