BILL GARRETT, Davidson County
Trans: T20140083156 DEEDWARR
Recvd: 11/04/14 11:08 2 pgs
Fees: 13.00 Taxes: 277.50

20141104-0101747

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-141000276

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 31st day of OCTOBER, 2014

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 8, 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
P. MARSHALL BRYAN 1109 CLAYTON AVE. NASHVILLE, TN 37204	~~SAME~~ Highland's Residential Mtg 1209 N. Central Expressway Ste. 750 Dallas, TX 75243	119-01-0-422.00

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, WE,

JAMES D. MALLORY, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

P. MARSHALL BRYAN AND WIFE, SARAH EMILY BRYAN

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. 26 on the plan of W.G. Thuss Addition to Nashville, being a subdivision of Lot No. 52 on the Cumberland Nurseries, a plan of which subdivision is of record in Book 332, Page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 50 feet on the south side of Valeria Street and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to James D. Mallory, married, by Warranty Deed from Edward Martin, married, dated 5/15/03 and recorded 5/20/03 in Instrument No. 20030520-0068930, Register's Office for Davidson County, Tennessee.
The undersigned Betsy T. Mallory, spouse of James D. Mallory joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **343 VALERIA STREET, NASHVILLE, TN 37210**
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.

Witness our hands this 31st day of OCTOBER, 2014.

JAMES D. MALLORY

BETSY T. MALLORY

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 D. MALLORY, MARRIED AND WIFE, BETSY T. MALLORY the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of OCTOBER, 2014.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018