Return to: Birthright Title & Escrow, LLC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Mai Hunter Thacker
210 Belinda Dr
Hermitage, TN 37076

MORTGAGEE
Pilgrim Mortgage, LLC
16635 Huebner Road
San Antonio, TX 78248

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 075 10 0
PARCEL 051.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Mary P Ford, unmarried** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mai Hunter Thacker, a single 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. 207 on the Plan of Hermitage Estates, as of record in Book 3300, pages 70 and 71, Register's Office for Davidson County, Tennessee.

Said lot fronts 81.2 feet on the southwesterly side of Belinda Drive and runs back 153.9 feet on the northwesterly line and 155.1 feet on the southeasterly line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Porter F. Ford and wife, Mary P. Ford from M.T. Melvin and wife, Mary T. Melvin dated January 31, 1963, filed for record in Book 3503, page 593, Register's Office for Davidson County, Tennessee. Porter F. Ford is now deceased.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **210 Belinda Dr Hermitage, TN 37076.**

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.

BILL GARRETT, Davidson County
Trans:T20140097099 DEEDWARR
Recvd: 12/30/14 09:24 2 pgs
Fees:13.00 Taxes:453.25
20141230-0118717

Witness our hands this 29th day of December, 2014.

Mary P. Ford
Mary P Ford

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Mary P Ford**, 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 this 29th day of December, 2014.

NOTARY PUBLIC

WILSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
DEAN ROBINSON

My Commission Expires: 1-5-16

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $122,500.00.

AFFIANT

Subscribed and sworn to before me this 29th day of December, 2014.

NOTARY PUBLIC

My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY