NEW OWNER:

MISTY D. JENSEN
3057 BOULDER PARK DRIVE
NASHVILLE, TN 37214

SEND TAX BILLS TO:

EVERETT FINANCIAL INC. dba SUPREME LENDING
14801 QUORUM DRIVE, SUITE 300
DALLAS, TX 75254

Map and Parcel 09614023100

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 14-1196

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150001109 DEEDWARR
Recvd: 01/06/15 13:22 3 pgs
Fees:18.00 Taxes:425.50
20150106-0001369

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifteen Thousand and 00/100 Dollars ($115,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SHIRLEY A. MAYTON** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MISTY D. JENSEN, a single woman**, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being more particularly described as follows:

Being Lot No. 47 on the Plan of Hickory Bend, Section III, as of record in Book 3600, page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 72 feet on the southerly side of Boulder Park Drive and extends back 132.4 feet on the easterly line and 141.7 feet on the westerly line, to a deed line in the rear on which it measures 85 feet.

Being the same property conveyed to SHIRLEY A. MAYTON by Administrator's Deed from Shirley A. Mayton, Personal Representative of the estate of JAMES P. MAYTON, dated May 23, 2014, and of record in Instrument #20140529-0046148, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to J.P. Mayton, a single person, by Warranty Deed from Eugene Smith and wife, Doshia E. Smith dated May 29, 1968 of record in Book 4239, Page 444, Register's Office of Davidson County, Tennessee. See Will Book Q, pp 424-427, Chancery Court Probate, Smith County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 3057 BOULDER PARK DRIVE, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3600, Page 42, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 29th day of December, 2014.

Shirley A. Mayton
SHIRLEY A. MAYTON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SHIRLEY A. MAYTON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of December, 2014.

NOTARY PUBLIC

My commission expires: 

****

The actual consideration or value, whichever is greater, for this transfer is **$115,000.00**.

AFFIANT

Sworn to and subscribed to before me this 29th day of December, 2014.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6.26.2018