THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1281

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kyle Mills 8726 Gauphin Place Nashville, TN 37211	Farmington Mortgage 2002 Richard Jones Rd #300A Nashville, TN 37215	173-9-A-501.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $177,000.00

Brian Mitchell
Affiant

Subscribed and sworn to before me, this the 1st day of May, 2015.

Notary Public

My Commission Expires: 10/16/16
(Affix Seal)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150035306 DEEDWARR
Recvd: 05/07/15 10:18 2 pgs
Fees:13.00 Taxes:654.90
20150507-0041760

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($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. We **Linda Malone, an unmarried individual,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kyle J. Mills, an unmarried man,** 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. 413 on the Plan of Lenox Village, Phase Seven, as of record in Instrument No. 20051028-0130418, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Linda Malone by Warranty Deed from Meghan Leigh Schmidt, single woman, dated May 29, 2014, recorded June 2, 2014, of record in Instrument No. 20140602-0046935, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Meghan Leigh Schmidt by Warranty Deed from Jamin Wentworth and Lindsay Wentworth, husband and wife, dated April 20, 2012, recorded April 26, 2012, in Instrument No. 20120426-0035857, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **8726 Gauphin Place, Nashville, TN 37211**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 1st day of May, **2015.**

GRANTOR(S)

Linda Malone

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Linda Malone** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 1st day of May, **2015.**

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
BERRY COUNTY
My Commission Expires June 1 2015

Notary Public
My Commission Expires: 6-1-15