BILL GARRETT, Davidson County
Trans:T20150040003 DEEDWARR
Recvd: 05/22/15 10:51 2 pgs
Fees:13.00 Taxes:626.78
20150522-0047421

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael D. Mayberry Michael W. Mayberry	New Owner	135140a19200co
(NAME)	(NAME)	
948 Blue Mountain Lane		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James W. Wallace and wife, and Lula Belle Wallace,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael D. Mayberry and wife, Rebecca E. Mayberry, husband and wife, and Michael W. Mayberry an unmarried man, as joint tenants with rights of survivorship,** 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. 192 on the Plan of Pinnacle Point Subdivision Phase 4 of record in Plat Book 6900, Page 524, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to James W. Wallace and wife, Lula Belle Wallace, by deed of record in Book 10717 , Page 535 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Lula Belle Wallace by Lori Brown as her Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20150522-0047420 , in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 948 Blue Mountain Lane, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 18th day of May, 2015.

James W Wallace
James W. Wallace

Lula Belle Wallace by Lori Brown, her attorney in fact
Lula Belle Wallace by Lori Brown, her attorney in fact Attorney-in-fact

State of Tennessee
County of Davidson

On this the 18th day of May, 2015, before me personally appeared Lori Brown, the person who executed the foregoing instrument on behalf of Lula Belle Wallace and who acknowledged that she executed the same as the free act and deed of the said Lula Belle Wallace, through Power of Attorney granted her by the said Lula Belle Wallace.

Notary Public
Commission Expires:

BETH HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-20-2018

WITNESS my hand and seal this 18th day of May, 2015.

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 W. Wallace with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Notary Public

BETH HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-20-2018

Commission Expires:

WITNESS my hand and seal this 15th day of May, 2015

File No.. 9536