BILL GARRETT, Davidson County
Trans:T20150047957 DEEDWARR
Recvd: 06/16/15 16:15 2 pgs
Fees:13.00 Taxes:499.50
20150616-0057435

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

William Black
Affiant

Subscribed and sworn to before me this 15TH DAY OF JUNE, 2015.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Black and Roseal Black, husband and wife	First Community Mortgage, Inc.	050030B00300CO
	(NAME)	
1004 Mulberry Way	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Michael Thomas McCall, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William Black and Roseal Black, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 3 ON THE PLAN OF MULBERRY DOWNS, PHASE 1, OF RECORD IN BOOK 7900, PAGES 84-88, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 3 FRONTS 38.64 FEET ON THE EASTERLY MARGIN OF MULBERRY WAY AND EXTENDS BACK 105.00 FEET ON THE NORTHERLY LINE AND 103.92 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 47.95 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL THOMAS MCCALL, UNMARRIED, AND MARJORIE WOOTEN, UNMARRIED AND BILLIE FRANCES PHILLIPS, SINGLE BY WARRANTY DEED FROM PHILLIPS BUILDERS, INC. OF RECORD IN BOOK 8151, PAGE 986, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND BEING FURTHER CONVEYED TO MICHAEL THOMAS MCCALL BY QUITCLAIM DEED FROM MARJORIE WOOTEN, UNMARRIED AND BILLIE FRANCES PHILLIPS, UNMARRIED OF RECORD IN BOOK 9945, PAGE 790, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 1004 Mulberry Way, Nashville, TN 37207
(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 hand(s) this 15th day of June, 2015.

WARRANTY DEED
(Continued)

Michael Thomas McCall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Thomas McCall, married, the herein bargainors, 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 purposes therein contained.

Witness my hand and official seal, this the 15th day of June, 2015.

Notary Public

My Commission Expires: 11-3-15

SEAL
MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072