WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150050040 DEEDWARR
Recvd: 06/23/15 11:13 2 pgs
Fees:13.00 Taxes:952.75
20150623-0059993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mattie Godfrey	Farmington Mortgage	
(NAME)	(NAME)	
1707 10th Ave. N	2002 Richard Jones Rd. Ste. 300A	081-12-0 013.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JEREMY MALLARD, UNMARRIED AND MICHAEL HADDOCK, UNMARRIED AS TENANTS IN COMMON, EACH AS TO A ½ UNDIVIDED INTEREST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTIE GODFREY, UNMARRIED,** 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 286, MCGAVOCK, WETMORE AND OTHERS FIRST ADDITION TO NASHVILLE, as shown on plat of record in Plat Book 21, Page 23, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Johnny Burroughs and wife Linda Burroughs to Jeremy Mallard, unmarried and Michael Haddock, unmarried, as tenants in common each having an undivided one half (1/2) interest, as recorded on the 17th day of December, 2014 in Instrument No. 20141217-0115483; Quitclaim Deed from Raymond Whitson and Ethel Cole to Johnny Burroughs and wife, Linda Burroughs, as recorded on the 8th day of January, 2014 in Instrument No. 20140108-0001906 and Warranty Deed from Johnny Burroughs and wife, Linda Burroughs to Raymond Whitson and Ethel Cole, as recorded on the 4th day of August, 2011 in Instrument No. 20110804-0059906, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 21, Page(s) 23, said Register's Office.

This is improved X property, known as 1707 10th Ave. N, Nashville, TN 37208 (unimproved)

(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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 22 day of June, 2015.

JEREMY MALLARD

MICHAEL HADDOCK

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 Jeremy Mallard and Michael Haddock, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of June, 2015.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

Notary Public