WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150063177 DEEDWARR
Recvd: 07/31/15 12:49 2 pgs
Fees:13.00 Taxes:703.00
20150731-0075792

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Sherri Cheatham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day July, 2015

Notary Public

MY COMMISSION EXPIRES: 2-22-16

(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
Valliene Shelton	First Community Mtg	062-2B-163.00
(NAME)	(NAME)	
4136 Longfellow Drive	275 Robert Rose	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro, TN 371	
(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, I, **Marcelle Flint NKA Marcelle Mallais, a single woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Valliene Shelton . an unmarried woman,** 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. 100 on the Plan of Abbington Park, Phase One, Section Four, a Planned Unit Development, of record in Instrument No. 20050110-0003256, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Marcelle Flint, a married woman, by deed of record in Instrument Number 20101217-0100336, Register's Office for County, Tennessee. The said Marcelle Flint is now divorced from Jack Roger Flint as per Final Decree of Divorce recorded 03/10/11 in Docket Number 74CC2-2010-CV-449, and known as Marcelle Mallais. Said property was never the primary residence of Jack Roger Flint.

Subject to all matters as shown on the Plan of Abbington Park, Phase One, Section Four, a Planned Unit Development, of record in Instrument No. 20050110-0003256, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Instrument No. 20630213-0020075, Register's Office for Davidson County, Tennessee. Easements of record in Book 2242, Page 513, and Book 1198, Page 525, Register's Office for Davidson County, Tennessee. By Laws of record in Instrument No. 20030303-0027186, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4136 Longfellow Drive, Nashville, TN 37214
(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 28th day of July, 2015.

Marcelle Flint nka Marcelle Mallais

Marcelle Flint NKA Marcelle Mallais

State of Tennessee
County of Williamson

Personally appeared before me Marcelle Flint NKA Marcelle Mallais, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28 day of July, 2015.

Notary Public _____
My Commission Expires: _____

File No.: 9660

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017