WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

R-VRE-15-2725

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2015.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kyle McCarthy	**Volunteer Mortgage, Inc.**	
(NAME)	(NAME)	**073 13 0 15200**
2725 Mailan Drive	**One Vantage Way, Suite E 240**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37228**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **TANYA JEAN JUDKINS COWART, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KYLE MCCARTHY, A SINGLE MAN,** hereinafter called the Grantee(s), 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. 55 on the Plan of Mailan Heights of record in Plat Book 1835, Page 90, in the 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 Tanya J. Judkins by warranty deed from Leslie Martin Hubbell and Husband, Joe Allen Hubbell, Jr. of record in Instrument No. 20060112-0004620 Register's Office for Davidson County, Tennessee, dated 01/10/2006 and recorded on 01/12/2006. The said Tonya J. Judkins having since married and now being known as Tanya J. Judkins Cowart.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Matters shown on the Plan of record in Plat Book 1835, Page 90, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2725 Mailan Drive , Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150083788 DEEDWARR
Recvd: 10/01/15 15:55 2 pgs
Fees:13.00 Taxes:1035.63
20151001-0100138

Witness my/our hand(s) this the 30th DAY OF SEPTEMBER, 2015.

Tanya Jean Judkins Cowart

Jerry David Cowart by Tanya Jean Judkins Cowart as Attorney in Fact

Jerry David Cowart, spouse of Tanya Jean Judkins Cowart, hereby joins in this conveyance and does transfer and convey any and all marital interest Jerry David Cowart may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TANYA JEAN JUDKINS COWART, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TANYA JEAN JUDKINS COWART, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JERRY DAVID COWART, and who acknowledged he/she/they executed the same as the free act and deed of the said JERRY DAVID COWART.

Witness my hand and official seal, this the 30th of September, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212