BILL GARRETT, Davidson County
Trans:T20150109419 DEEDWARR
Recvd: 12/29/15 10:18 2 pgs
Fees:13.00 Taxes:1468.90
20151229-0130418

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 17th day of December, 2015, by and between Breonus M Mitchell, husband and wife, party of the first part, and David Deloach and Tina Deloach, an unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Section Eleven Cloverland Acres, as of record in Plat Book 5200, Page 93 amended in Book 5671, Page 993 and in Book 8442, Page 38, Register's Office said County, to which plan reference is made for a more complete description.

Being all or part of the same property conveyed to Breonus M. Mitchell by virtue of that certain Warranty Deed dated February 23, 2009, at Instrument No. 20090227-0017282 in the Register's Office of Davidson County, Tennessee.

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 I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Book 5200, Page 93, and amended at Book 5671, Page 993, and Book 8442, Page 38, Book 5344, Page 519, Book 5671, Page 993, Instrument No. 20040930-0117742, and Instrument No. 20030929-0143715 in said Register's Office, Tennessee; and I do further covenant and bind myself, my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Breonus M Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Breonus M Mitchell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of December, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: David Deloach and Tina Deloach

Tax Parcel No 1710403100

Property Address: 5656 Clovermeade Drive
Brentwood, TN 37027

MAIL TAX
BILLS TO: Same

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $397,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 17th day of December, 2015.

Notary Public

My Commission Expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.