Davidson County	DEEDWARR
Recvd: 02/17/16 10:39	3 pgs
Fees:18.00 Taxes:917.60	
20160217-0014855	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of February, 2016

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jammy R. Bull	The Mortgage Firm, Inc.	082 03 0 126.00
(NAME)	(NAME)	
1013 N 2nd St.	921 Douglas Avenue, STE 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Altamonte Springs, FL 32714	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Eight Thousand And No/100 Dollars ($248,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mahsa Talbott, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jammy R. Bull, a single man**, 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. 6 on the Plan of W.T. Fitzpatrick's Re-Subdivision of Lots 15 to 22 and 10 ft. of Lot 14, inclusive of the Benedict Land Co's Subdivision, of record in Plat Book 421, Page 76, 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 Eric Crafton and wife, Miiko Crafton by Warranty Deed from James T. Potter, unmarried, dated March 6, 2003 and recorded March 31, 2003 as Instrument No. 20030331-0042056, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ryan Paige by Warranty Deed from Eric Crafton and wife, Miiko Crafton, dated May 1, 2015 and recorded May 4, 2015 as Instrument No. 20150504-0039860, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Mahsa Talbott, a married person by Warranty Deed from Ryan Paige, married, dated September 4, 2015 and recorded September 8, 2015 as Instrument No. 20150908-0090963, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-160117BSO

The above referenced property is not the primary residence of Mahsa Talbott.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1013 N 2nd St., Nashville, TN 37207

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, has 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 our hands this 12th of February 2016

Mahsa Talbott by Michael Talbott as attorney in fact
Mahsa Talbott by Michael Talbott, as attorney-in-fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Michael Talbott, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mahsa Talbott, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of *, for the purposes therein contained. *Mahsa Talbott

Witness my hand and official seal, this the 12th of February, 2016.

A C Hall
Notary Public

My Commission Expires: 5-8-18

(SEAL)

A. C. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-160117BSO

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith