**NEW OWNER:**
**JESSICA LEA MAYFIELD**
**3051 IVEY POINT RD**
**GOODLETTSVILLE, TN 37072**

**THIS INSTRUMENT PREPARED BY:**
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

**FILE NO: 15-1640**

**SEND TAX BILLS TO:**
FARMINGTON MORTGAGE
2002 RICHARD JONES RD. #300A
NASHVILLE, TN 37215

**Map & Parcel**
01000003500

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160014054 DEEDWARR
Recvd: 02/19/16 15:18 3 pgs
Fees:18.00 Taxes:329.30
20160219-0016176

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty-Nine Thousand and 00/100 Dollars ($89,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DAVID WILLIS, unmarried and BRITNEY BIGGS, unmarried** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JESSICA LEA MAYFIELD and JESSE NEWPORT, wife and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **19th** Civil District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in the 19th Civil District of DAVIDSON County, Tennessee, being a part of a tract of land identified as Tract Number A 2, of the Ballafant Property Tracts, described according to a plat made by Hickerson and Hickerson, Engineers, dated January 25, 1964, and being more particularly described according to a survey made by E.L. Miller, dated April 2, 1965, known and Job Number 70 65, described as follows:

Beginning at a point on the Northerly margin of Ivey Point Road, said point being the common front corner of Tracts A 1 and A 2; thence Northerly along the common lines of said tracts 430 feet to a point, thence Eastwardly 95 feet to a point; thence Southwardly 462 feet to a point which is located on the Northerly margin of Ivey Point Road; thence Westerly along said road 100 feet to the point of beginning.

According to Davidson County tax maps and records of Robertson County Tax Assessor's Office, it appears that a small portion of the subject property being at the northwest corner of said property and being further identified as Parcel 30 of Map 10 of the Davidson County Map system lies in Robertson County, Tennessee, however, said property does not currently appear on the Robertson County tax rolls, property taxes on said

property are currently assessed by Davidson County and paid to the Davidson County Trustee. According to the Tax Assessor's Office for Davidson County, Tennessee, for Map 10, Parcel 35.00, this property contains .93 acres, more or less.

Being the same property conveyed to DAVID WILLIS, a married man and BRITNEY BIGGS, his wife by Warranty Deed from Leo Willis and Anna Willis, husband and wife, dated December 17, 2013, and of record in Instrument No. 20131223-0129215, Register's Office for DAVIDSON County, Tennessee, as corrected by Scrivener's Affidavit to correct the legal description, of record in Instrument No. 20140320-0022874, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **3051 IVEY POINT RD, GOODLETTSVILLE, TN 37072**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 12th day of February, 2016.

David Willis by DeAnna Dodd, Attorney in Fact
DAVID WILLIS

By: DeAnna Dodd
Deanna Dodd, pursuant to Power of Attorney of Record in Instrument No. 20160219-0016175 RODC, Tennessee.

Britney Biggs
BRITNEY BIGGS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **DEANNA DODD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **DAVID WILLIS** the within-named bargainors, as the free act and deed of the said **DAVID WILLIS.**

WITNESS my hand and official seal at office this 12th day of February, 2016.

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

NOTARY PUBLIC

My commission expires: ~~NOTARY~~

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BRITNEY BIGGS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of February, 2016.

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

NOTARY PUBLIC

My commission expires: ~~NOTARY~~

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The actual consideration or value, whichever is greater, for this transfer is **$89,000.00.**

AFFIANT

Sworn to and subscribed to before me this 12th day of February, 2016.

NOTARY PUBLIC

My commission expires: 8-23-2016

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016