BILL GARRETT, Davidson County
Trans:T20160014705 DEEDWARR
Recvd: 02/23/16 10:11 2 pgs
Fees:13.00 Taxes:465.83
20160223-0017049

WARRANTY DEED

ZCR15-2837

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,900.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF February, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-25-2016
(AFFIX SEAL)

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires April 25, 2016

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Hays	US Bank NA	
2837 Barksdale Lane	7601 Penn Ave S. Ste A1	
Antioch, TN 37013-1368	Richfield MN 55423	150-09-0-077.00
(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, we MICHAEL MULLANEY AND WIFE BARBARA MULLANEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BENJAMIN HAYS, 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. 181 on the Plan of Section 3, Forest View Park of record in Plat Book 5210, Page 353, 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 Michael Mullaney, married by Special Warranty deed from Federal National Mortgage Association aka Fannie Mae, a Corporation of record in Instrument No. 20080605-0057775 Register's Office for Davidson County, Tennessee, dated May 16, 2008 and recorded on June 05, 2008.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 5210, Page 353, Book 5882, Page 263, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2837 Barksdale Lane , Antioch, Tennessee 37013-1368
(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 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.

Witness my/our hand(s) this 19th day of February, 2016.

Michael Mullaney

Barbara Mullaney

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of February, 2016, before me personally appeared Michael Mullaney and Barbara Mullaney to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of February, 2016.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

JON PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959