Davidson County DEEDWARR
Recvd: 04/08/16 16:08 4 pgs
Fees:23.00 Taxes:1739.00
20160408-0034057

This instrument prepared by:
Fidelity Residential Solutions
7161 Bishop Road, Suite 250
Plano, TX 75024
761513 2015-24619
Anne Swindler

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	
Jennifer Lynn Pollock	Guaranteed Rate Inc.	
2350 Granny Wright Lane	3940 Ravenswood	
Hermitage, TN 37076	Chicago IL. 60613	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged **David L. Mabry, Jr. and Lori J. Mabry, husband and wife,** have this day bargained and sold, and do hereby transfer and convey unto the said **Jennifer Lynn Pollock** AND PETER OSBORNE, JR., WIFE AND HUSBAND, the Grantees herein, their (successors), heirs and assigns, certain real estate in Williamson County, Tennessee as follows:

See Attached Exhibit "A".

STATE OF TENNESSEE

COUNTY OF Wilson The actual consideration or value whichever is greater, for this transfer is $470,000.00

Affiant

Subscribed and sworn to before me this the 31st day of March, 2016.

Notary Public Jill Simmons

My commission expires: 9/4/19

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY (Affix Seal)

This is improved property known as 2350 Granny Wright Lane, Hermitage, TN 37076

This is unimproved ( ), known as 2350 Granny Wright Lane, Hermitage, TN 37076
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 03 day of March, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X _____
David L. Mabry, Jr.

X _____
Lori J. Mabry

STATE OF GA
COUNTY OF CHATHAM

Personally appeared before me, Sarah M. Pullen, a Notary Public in and for said County and State, David L. Mabry, Jr., the within named bargainor Married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that I executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 03 day of March, 2016.

✓ _____
Notary Public
My Commission Expires: ✓ March 08, 2019

(This area for official notarial seal)

SARAH M PULLEN
MY COMMISSION EXPIRES
MARCH
08
2019
CHATHAM CO., GEORGIA
NOTARY PUBLIC

STATE OF GA
COUNTY OF CHATHAM

Personally appeared before me, Sarah M. Pullen, a Notary Public in and for said County and State, Lori J. Mabry, the within named bargainor Married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that I executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 03 day of March, 2016.

✓ _____
Notary Public
My Commission Expires: ✓ March 08, 2019

(This area for official notarial seal)

SARAH M PULLEN
MY COMMISSION EXPIRES
MARCH
08
2019
CHATHAM CO., GEORGIA
NOTARY PUBLIC

LEGAL DESCRIPTION

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Bridle Path Subdivision, Section One of record in Plat Book 5200, Page 228-229, Register's Office for said County, to which reference is made for a more complete description.

For information purposes only:

Map/Parcel ID Number: 124-00-0-046.00

BEING the same property conveyed to David L. Mabry Jr. and wife Lori J. Mabry by Warranty Deed from Kerry S. McLean and wife Kimberly A. McLean, dated November 28, 2012, recorded December 03, 2012, as Document No. 20121203-0110912, Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

