Davidson County DEEDWARR
Recvd: 05/17/16 11:34 2 pgs
Fees:13.00 Taxes:453.25
20160517-0049120

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$122,500.00** (One Hundred Twenty Two Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 13th day of May, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES: 5-8-18 (NOTARY SEAL)



THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Mallory Nicole Killebrew 1515 Bridgecrest Drive, Unit 312 Antioch, TN 37013	First Community Mortgage 2662 Robert Rose Drive, Suite 101 Murfreesboro, TN 37129	149150B04700CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HILLARY LEE HEBERT, SR., AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MALLORY NICOLE KILLEBREW, A SINGLE WOMAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 312 also known as Unit 312 on the Plan of Cambridge Forest Townhomes of record in Instrument No. 20020710-0083055 and re-recorded in Instrument No. 20040224-0020966, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hillary Lee Hebert, Sr., unmarried, by deed from The Secretary of Housing and Urban Development of record in Instrument No. 20091117-0105723, dated 10/28/2009 and recorded 11/17/2009, Register's Office for Davidson County, Tennessee.

Being also known as 1515 Bridgecrest Drive, Unit 312, Antioch, Tennessee 37013.

David Brian Hebert executes this Instrument as Attorney-In-Fact on behalf of Hillary Lee Hebert, Sr. pursuant to the Durable Power of Attorney recorded in Instrument No. 20160517-0049119, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1515 BRIDGECREST DRIVE, UNIT 312** **ANTIOCH, TN 37013**

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. 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, this 13th day of May, 2016

X Hillary Lee Hebert JR.
Hillary Lee Hebert, Sr.

X BY: David Brian Hebert, Attorney in Fact
David Brian Hebert, as his Attorney-In-Fact

STATE OF TEXAS)
COUNTY OF HARRIS)

On this 13th day of May, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **David Brian Hebert**, as Attorney-In-Fact to me known to be the person who executed the foregoing instrument in behalf of **Hillary Lee Hebert, Sr.**, and acknowledged that he executed the same as the free act and deed of the said **Hillary Lee Hebert, Sr.**

Witness my hand and official seal on this the 13th day of May, 2016.

Notary Public

Commission Expires: 5/19/2016

CARLA R. HEBERT NOTARY PUBLIC STATE OF TEXAS ID # 126524938 EXP. 05-19-2016

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

Commission Expires
4-24-2018

LTSR Number:

GTE File: 2016054189