BILL GARRETT, Davidson County
Trans: T20160086087 DEEDWARR
Recvd: 09/30/16 10:45 2 pgs
Fees: 13.00 Taxes: 1302.40
20160930-0103225

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $352,000.00 (Three Hundred Fifty Two Thousand).

AFFIANT

Subscribed to and sworn before me this 28th day of September, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES:

ZACHAREY WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

(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:
Thomas William Mahan 407 Wauford Drive Nashville, TN 37215	SWBC Mortgage Corporation P.O. Box 11733 Newark, NJ 07101-4733	14701013400

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, **MARA CHILDRESS, formally known as MARA SCHLECK AND SPOUSE, WILLIAM CHILDRESS,** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **THOMAS WILLIAM MAHAN, AN UNMARRIED MAN,** 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. 526 on the plan of Section Nine, Caldwell Hall, of record in Plat Book 3300, page 25, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Mara Schleck, an unmarried woman and William Childress, an unmarried man, by deed from Christopher Paul Oldham, individually, and Barbara Jean Oldham, individually and Barbara Jean Oldham, Executor of the Last Will and Testament of Mary Carolyn Hunter, dated April 24, 2015, and recorded April 29, 2015, in Instrument No. 20150429-0038366, Register's Office for Davidson County, Tennessee.

Mara Schleck having since married now known as Mara Childress.

Joseph C. Heithcock executes this instrument as Attorney-In-Fact on behalf of Mara Childress and William Childress, pursuant to the Power of Attorney recorded in Instrument No. 20160930-0103224, Register's Office for Davidson County, Tennessee.

Being also known as 407 Wauford Drive, Nashville, Tennessee 37211.

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: **407 WAUFORD DRIVE** **NASHVILLE, TN 37215**

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.

LTSR Number: GTE File: 2016084307

WITNESS, this 28th day of September, 2016

Mara Childress

By: _____ Attorney-in-fact
Joseph C. Heithcock, as her Attorney-In-Fact

William Childress

By: _____ Attorney-in-Fact
Joseph C. Heithcock, as his Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of September, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joseph C. Heithcock**, as Attorney-In-Fact to me known to be the person who executed the foregoing instrument in behalf of **Mara Childress and William Childress**, and acknowledged that he executed the same as the free act and deed of the said **Mara Childress and William Childress**.

Witness my hand and official seal on this the 28th day of September, 2016.

_____
Notary Public

Commission Expires: _____

ZACHAREY WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020