BILL GARRETT, Davidson County
Trans:T20170012034 DEEDWARR
Recvd: 02/09/17 11:27 2 pgs
Fees:13.00 Taxes:1396.75
20170209-0013691

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1028

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned David N. Mayo and Frankie Lynn Mayo Williams, Devisees of the Last Will and Testament of Frank G. Mayo, deceased, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Allen T. Riley, unmarried man, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Crest Meade, Section I, as of record in Book 2331, page 153, Register's Office for said County.

Said Lot No. 29 fronts 170 feet on the westerly side of Davidson Road and runs back 230 feet on the northerly line and 238 feet on the southerly line, to a dead line in the rear, measuring 169.7 feet thereon.

Being the same property conveyed to David N. Mayo and Frankie Lynn Mayo Williams, Devisees of the Last Will and Testament of Frank G. Mayo, deceased, filed for Probate in the Seventh Circuit Court for Davidson County, Tennessee in Docket No. 16P-1577. Being the same property conveyed to Frank G. Mayo and wife, Connie M Mayo by deed from Ira T. Adams and wife Martha S. Adams, dated April 9, 1958, of record in Book 2744, page 417, Register's Office for Davidson County, Tennessee. Said Connie M. Mayo predeceased Frank G. Mayo.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1035 Davidson Road, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 3rd day of February, 2017.

David N. Mayo
David N. Mayo

Frankie M. Williams
Frankie Lynn Mayo Williams

State of Tennessee)
County of Davidson)

On this 7th day of February, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named David N Mayo, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-20

State of TENNESSEE)
County of KNOX)

On this 3rd day of February, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Frankie Lynn Mayo Williams,* the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed. The said Frankie Lynn Mayo Williams is also known as Frankie M. Williams

Notary Public

My Commission Expires: 11/28/2020

TOM YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 377,500.00.

Affiant

Sworn and subscribed before me on this the 7th day of February, 2017.

Notary Public

My Commission Expires: March 3 2020

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Allen T. Riley 1035 Davidson Road Nashville, TN 37205	Regions Mortgage 2050 Parkway office Circle Birmingham. AL 35244	115-2-115.00