Davidson County DEEDWARR Recvd: 04/26/17 10:26 3 pgs Fees:18.00 Taxes:1144.75 **20170426-0040858**

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 24th day of April, 2017 by and between Ashley Mock and Brent Mock, wife and husband, hereinafter referred to as GRANTOR, and Brandon Cole Liggett and Jenna G. Branaman husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Revised Section 1, Hickory Trail Farms, of record in Plat Book 4460, page 192, 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 Ashley Mock and Brent Mock, wife and husband, by Warranty Deed, from Catherine S. Bottoms and husband, Eric D. Bottoms, dated June 6, 2014, recorded June 23, 2014, of record in Instrument No. 20140623-0054365, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 513 Hickory Trail Drive, Nashville, TN 37209

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Ashley Mock
Ashley Mock

Brent Mock by Ashley Mock his attorney in fact
Brent Mock by Ashley Mock
his attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Ashley Mock, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 24th day of April, 2017.

Suzanne Thomas
Notary Public

SUZANNE THOMAS TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission Expires: 3-18-19

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of April, 2017 before me personally appeared Ashley Mock, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brent Mock, and acknowledged that he/she executed the same as the free act and deed of said Brent Mock.

Witness my hand, at office, this 24th day of April, 2017.

Suzanne Thomas
Notary Public

SUZANNE THOMAS TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission Expires: 3-18-19

Name and Address of Property Owner:
Brandon Cole Liggett and Jenna G. Branaman
513 Hickory Trail Drive,
Nashville, TN 37209

Send Tax Statements to:
Wells Fargo Bank
2701 Wells Fargo Way
Minneapolis MN 55467

Map & Parcel: 101 000 132.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $309,392.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 24th day of April, 2017.

Michelle W Locke
Notary Public

MICHELLE W. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/2/17

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
17-1-086

ORT Form 3956 (Rev. 1/22/07)

True Copy Certification

I, Michelle W. Locke, 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 and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Sherri Ann Church, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 12/18/18

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY