STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $100,000.00

Subscribed and sworn before me, this the 24th day of April 2017.

My Commission expires: 1-9-18

(Affix Seal)

Affiant

Notary Public

ROBERT GREENE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires January 9, 2018

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
ROBERT GREENE, ATTORNEY
208 Third Avenue N. Suite 500, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO
Jeremy Mallard, Unmarried	Same
(Name)	(Name)
1818 Church Street	
(Street Address)	(Street Address)
Nashville, TN 37203	
(City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP AND PARCEL NO. 81-1-21	FIELD BOOK NO.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECIEPT OF WHICH IS HEREBY ACKNOWLEDGED, **JOHNNY BURROUGHS AND WIFE, LINDA BURROUGHS, HEREINAFTER CALLED GRANTORS HAVE BARAGAINED AND SOLD , AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO JEREMY MALLARD, UNMARRIED, HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

Land lying in Davidson County, Tennessee, being the easterly 83.8 feet of Lot No. 51in Hailey's Subdivision of part of Block 5, Sheegog's Subdivision, of record in Book 547, page 155, Register's Office for said County, and being Lots Nos. 4, 5, and 6 and the easterly 8.8 feet of Lot No. 3, Block "B" on the map of an unrecorded re-subdivision of certain lots in Hailey's Subdivision.

According to a survey of the unrecorded Subdivision, said Lots and part of Lot adjoin and front together 83.8 feet on the northerly side of Hailey Avenue and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from E.R. Rutherford & Barbara A. Rutherford of record in Book 11672, page 726 said Register's Office.

BILL GARRETT, Davidson County
Trans:T20170035257 DEEDWARR
Recvd: 04/26/17 13:49 2 pgs
Fees:13.00 Taxes:370.00
20170426-0041053

THIS IS IMPROVED PROPERTY KNOWN AS 1807 Hailey Avenue Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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, his 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 our hands this 27th day of April 2017.

JOHNNY BURROUGHS

LINDA BURROUGHS

STATE OF TENNESSEE)
County of Davidson)

Personally appeared before me the undersigned authority, a Notary Public in and for said County and State, the within named Johnny Burroughs the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of April 2017.

My Commission expires: 1/9/18

Notary Public

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018

STATE OF TENNESSEE)
County of Davidson)

Personally appeared before me the undersigned authority, a Notary Public in and for said County and State, the within named Linda Burroughs the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of April 2017.

My Commission expires: 1/9/18

Notary Public

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018