This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 08/04/17 11:33 3 pgs
Fees:18.00 Taxes:490.25
20170804-0079879

L&L# T95-48

ADDRESS NEW OWNER:
April Beth Mallory
256 Cedarmont Circle
Nashville, TN 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
CedarStone Bank
900 W. Main Street
Lebanon, TN 37087

MAP **09610000300**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elsie Pettit** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **April Beth Mallory and husband, Stephen R. Mallory**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 48 on the Plan of Donelson Heights Subdivision, as of record in Plat Book 1424, page 35, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Elsie Pettit by deed from Glenn E. Sparkman dated September 4, 2001, of record in Instrument No. 20010912-0099612, Register's Office for Davidson County, Tennessee.

This is improved property known as 2825 Surrey Road, Nashville, Tennessee 37214. Possession is to be given on August 4, 2017.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 4th day of August, 2017.

Elsie Pettit

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Elsie Pettit**, the bargainor, 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 4th day of August, 2017.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 2.4.20

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $132,500.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of August, 2017.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 2.4.20

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 2.4.20