G# 30182-3A Box #14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 21430 **DEEDWARR**
11/02/2017 12:00:41 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20171102-0112593

P-VRES-17-01025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2017

TERESA LOVE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974019025
MY COMMISSION EXPIRES OCTOBER 24, 2021

Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelsey J. McMahan	**Farmington Mortgage**	
(NAME)	(NAME)	**081-16-0-580.00**
1025 Warren Street	**2002 Richard Jones Rd., Ste. 300A**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 receipt of which is hereby acknowledged, **ALAN REED LETSON, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELSEY J. MCMAHAN, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 on the Plan of Resubdivision of Lot Nos. 7 and 8 on the Map of B.W. Hall's Subdivision of record in Plat at Instrument No. 20031205-0175206, in 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 Alan Reed Letson, an unmarried man by Warranty deed from Affordable Housing Resources, Inc. of record in Instrument No. 20060404-0037917 Register's Office for Davidson County, Tennessee, dated March 29, 2006 and recorded on April 04, 2006.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 17, Page 261;
- All matters shown on Plan of record in Instrument No. 20031205-0175206;
- Easement of record in Instrument No. 20021017-0127524, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1025 Warren Street, Nashville, Tennessee 37208**.

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. 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 my/our hand(s) this the 31st DAY OF OCTOBER, 2017.

Alan Reed Letson

STATE OF Colorado
COUNTY OF El Paso

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

Witness my hand and official seal, this the 31st of October, 2017.

Notary Public
My Commission Expires: 10/24/2021
(SEAL)

TERESA LOVE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974019025
MY COMMISSION EXPIRES OCTOBER 24, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212