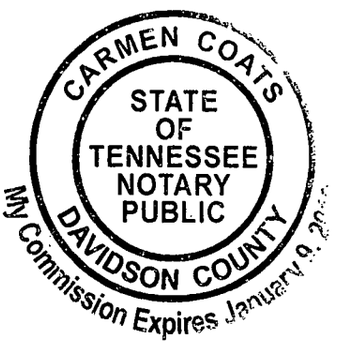
Bill Garrett Davidson County
DEEDWARR
Batch# 45680 2 pgs
01/08/2018 03:28:04 PM
Fees: $13.00 Taxes: $1,087.80
20180108-0002460

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2017110009



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $294,000.00

Sworn to and subscribed before me this 4th day of January, 2018.

Affiant

Carmen Coats
Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Mallory Evan Andrews 2880 Lyncrest Drive Nashville, TN 37214	1st M BANK 50 FRANKLIN STREET CLARKSVILLE, TN 37040	096-130-112.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nathan R. Davis unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mallory Evan Andrews and Steven Berkley, wife and husband** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Happy Acres of record in Plat Book 2331, Page 63, 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 Nathan R. Davis by Warranty Deed from Genevieve Kerr Farnham and Jesse Willis Farnham, wife and husband, of record in Instrument No. 20150707-0065561 Register's Office for Davidson County, Tennessee, dated June 26, 2015 and recorded on July 07, 2015. (Value of consideration shown in aforementioned deed $198,000.00.)

This is improved property known as **2880 Lyncrest Drive, Nashville, TN 37214.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor ___X_ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 4th day of January, 2018.

Nathan R. Davis

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Nathan R. Davis, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of January, 2018.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019