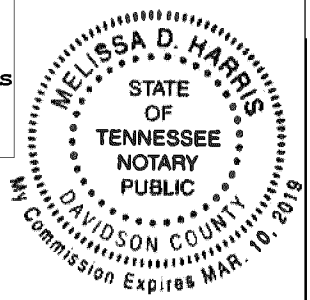
WARRANTY DEED

Bill Garrett Davidson County
Batch# 75380 DEEDWARR
04/02/2018 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20180402-0030307



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 03/10/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Corcoran and Kelly Corcoran	Same as new owner	110-00-0-188.00
(NAME)	(NAME)	
1482 Stewarts Ferry Pike		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, MARK S. JONES, MARRIED, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO, PAUL CORCORAN AND KELLY CORCORAN, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the southerly margin of Stewarts Ferry Pike, thence N 85°22'09"W, 174.77 feet to an iron pin; thence around a curve (Delta 0°29'28", Radius= 305.012 feet, Tangent= 2.615 feet, Length= 5.23 feet L.C. 5.23 feet) a distance of 5.23 feet to an iron pin; thence S 2°44'31" W, 1209.92 feet to an iron pin; thence S 84°08'14" E, 180.00 feet to an iron pin; thence N 2°45'E, 1215.74 feet to the point of beginning.

Being the same property conveyed to MARK S. JONES, MARRIED, by deed from DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF MAY 1, 2007 SECURITIZED ASSET-BACKED RECEIVABLES, LLC TRUST 2007-BR3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR3, of record in Instrument No. 20100830-0068734, dated August 11, 2010, said Register's Office.

Kathy S. Jones joins in the execution of this instrument to convey her marital interest in subject property.

This conveyance is subject to: 2018 property taxes which are a lien, but not yet due and payable; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1482 Stewarts Ferry Pike, Hermitage, TN 37076

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 30th day of March, 2018.

Mark S. Jones

Kathy S. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark S. Jones and Kathy S. Jones, the within named bargainosr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 30th day of March, 2018.

Notary Public

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 9/7/21

True Copy Certification

I, Paul F. Soper, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21
Notary' Seal (if on paper)

