Return To:
Four Star Title, LLC 18-0125
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34220-04-2018**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON.~~ Wilson TT The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me this 3rd day of May, 2018. Notary Public My Commission Expires: 9-6-20

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES

WARRANTY DEED

Address New Owner: Tiffany Mitchell, Rachel V. Demeo 2107 Avalon Drive Nashville, TN 37216	**Send Tax Bills To:** Security National Mtg Co. 5300S. 360 West, Ste 150 Murray, UT 84123	**Tax Information:** Map and Parcel No.: 073 01 0 150 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Anna B. West and Zachary Barnes, a married couple ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Tiffany Mitchell**, a single woman and **Rachel V. Demeo**, a married woman ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2107 Avalon Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Bill Garrett Davidson County
Batch# 89041 DEEDWARR
05/07/2018 08:52:45 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00

20180507-0043179

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of May, 2018.

Anna B. West

Zachary Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anna B. West and Zachary Barnes, 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, at office, this 3rd day of May, 2018.

Notary Public

My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Highland View, as of record in Plat Book 1424, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Anna B. West, unmarried and Zachary Barnes, unmarried, as joint tenants in common with the right of survivorship, by deed dated July 31, 2015 from Stacy R. Dallas, a single woman of record in Instrument No. 20150807-0078871, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 073 01 0 150 00.
2. Restrictive covenants contained in an instrument of record in Book 1558, page 354, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 1424, page 39, Register's Office for Davidson County, Tennessee.