Return To,

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW17618FA

Bill Garrett Davidson County
Batch# 89173 DEEDWARR
05/07/2018 11:20:26 AM 2 pgs
Fees: $13.00 Taxes: $693.75
20180507-0043385

Send Tax Bills To:
Guaranty Trust Company
316 Robert Rose Drive
Murfreesboro, TN 37130

New Owner is:
Randall T. Ligon
3405 John Mallette Drive
Nashville, TN 37218

MAP: 069-16-0
PARCEL: 145.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Roger T. Ligon, Sr.**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Randall T. Ligon, unmarried,** hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 3405 John Mallette Drive, Nashville, TN 37218

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of The Resubdivision/Partition of Lot 2 of The Map of Ashton Place of L.M. Lewis Farm of record in Instrument No. 20140417-0032340, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING PART OF the same property conveyed to I.C.F. Builders & Consultants, Inc., a Tennessee corporation, by Warranty Deed from Henry Hill, Jr. and wife, Mary E. Hill, dated 12/31/15 and recorded 1/4/16 in Instrument No. 20160104-0000080, in the Register's Office of Davidson County, Tennessee. Subsequently I.C.F. Builders and Consultants, Inc., a Tennessee Corporation having conveyed subject property to Rogert T. Ligon, Sr., by Quitlcaim Deed of record in Instrument Number 20180306-0021024 and Correction Quitclaim Deed of record in Instrument Number 20180307-0021545, Register's Office for Davidson County, Tennessee.

Subject having never been the marital residence of Grantor and/or his spouse.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind himself and his heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 3rd day of May, 2018.

GRANTOR:

Roger T. Ligon, Sr.

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Roger T. Ligon, Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 3rd day of May, 2018.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $187,500.00.

Affiant

SWORN TO and subscribed before me this 3rd day of May, 2018.

Jacqueline G Brown
NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY