This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

Bill Garrett Davidson County
Batch# 105414 DEEDWARR
06/18/2018 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20180618-0058016

L&L# T95-48A

ADDRESS NEW OWNER:
Amy Sue Beitler
2825 Surrey Road
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Quicken Loans, Inc.
1050 Woodward Avenue
Detroit, Michigan 48226-1906

MAP **09610000300**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **April Beth Mallory and husband, Stephen R. Mallory** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Amy Sue Beitler**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

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

Being Lot No. 48 on the Plan of Donelson Heights Subdivision, as of record in Plat Book 1424, page 35, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to April Beth Mallory and husband, Stephen R. Mallory by deed from Elsie Pettit dated August 4, 2017, of record in Instrument No. 20170804-0079879, Register's Office for Davidson County, Tennessee.

This is improved property known as 2825 Surrey Road, Nashville, Tennessee 37214. Possession is to be given on June 15, 2018.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 15th day of June, 2018.

April Beth Mallory

Stephen R. Mallory

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **April Beth Mallory and husband, Stephen R. Mallory**, the bargainors, 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 office this 15th day of June, 2018.

NOTARY PUBLIC

My Commission Expires: 6/6/21

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $220,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of June, 2018.

NOTARY PUBLIC

My Commission Expires: 6/6/21

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 3-4-20

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY