Bill Garrett Davidson County
Batch# 124101 DEEDWARR
08/02/2018 12:43:17 PM 2 pgs
Fees: $13.00 Taxes: $1,689.60
20180802-0075893

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $456,650.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc., 7101 Executive Center Drive, Suite 151, Brentwood, TN 3702

File No.: 18-06-194

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Molly G. Stover and Richard Wade Fulton	Southwest Funding, LP	130-05-0E-001.00CO
(NAME) 105 W. Tyne Drive	(NAME) 13150 Coit Rd., Suite 100	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Dallas, TX 75240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten And No/100 Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **LORI D. HALLORAN, MARRIED,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **MOLLY G. STOVER, A SINGLE WOMAN, AND RICHARD WADE FULTON, A SINGLE MAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Unit A established by the Declaration and Master Deed Establishing a Horizontal Property Regime for The 105 W. Tyne Avenue Townhomes of record as Instrument 20141113-0105020, and amended of record as Instrument 20180117-0004918 amended of record as Instrument 20180620-0059285 , Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more completed and detailed description and the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being a part of the same property conveyed to Lori D. Halloran by Quit Claim Deed dated 10/22/2008 from James Michael Halloran of record in Instrument 200810230106181, Register's Office for Davidson

County, Tennessee.

The subject property is not now nor has ever been the primary residence of the Grantor and spouse.

unimproved ☐
This is improved ☒ property, known as 105 W. Tyne Drive, Nashville, TN 37205
(House No.) (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 31st day of July, 2018.

Lori D. Halloran

Lori D. Halloran

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Lori D. Halloran personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st of July, 2018.

Notary Public

My Commission Expires: 6/22/23

(SEAL)

