Bill Garrett Davidson County
Batch# 130188 DEEDWARR
08/16/2018 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $512.45
20180816-0081493

WARRANTY DEED

April G. Nichols State of Tennessee Notary Public Davidson County

2017-956

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th day of August, 2018.

(Affix Seal) Notary Public

My Commission Expires: 6-30-2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joseph L. Gore 1002 West Circle Drive Cottontown, TN 37048	SAME	081.07-0-386.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jermie Mallard**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Joseph L. Gore**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 36 in Cephas Woodard's Subdivision of Lots 5 and 6 of the Woodard Property, of record in Book 161, page 174, Register's Offices for Davidson County, Tennessee, described as follows:

Said Lot No. 36 fronts 50 feet on the westerly side of Cephas Street, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Jermie Mallard from Johnny Burroughs and wife, Linda Burroughs, by Warranty Deed dated November 28, 2012 and recorded December 6, 2012 in Instrument No. 201212060112596, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 1907 Cephas Street, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 8th day of August, 2018

Jermie Mallard

State of Tennessee
County of Davidson

Personally appeared before me, Brea Fuqua a Notary Public in and for said County and State, the within named **Jermie Mallard,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of August, 2018.

Notary Public
My Commission Expires:

My Commission Expires
March 8, 2021

BREA FUQUA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, April G Nichols, 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 Williamson

Personally appeared before me, Janice G Nichols, a notary public for this county and state, April G Nichols 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: 12-08-19

Notary's Seal (If on paper)

JANICE G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY