STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-6148

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Allison Tilley (NAME)<br>1710 Fatherland STreet (STREET ADDRESS)<br>Nashville, TN 37206 (CITY) (STATE) (ZIP) | Broker Solutions, Inc. dba New American Funding and or It's Warehouse Lender (NAME)<br>14511 Myford Road, Suite 100 (STREET ADDRESS)<br>Tustin, CA 92780 (CITY) (STATE) (ZIP) | 083-14-0-202.00 |

Karen Johnson Davidson County
Batch# 277526 DEEDWARR
08/29/2019 09:23:08 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00
20190829-0087122

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Ryan Molloy and Kacy Molloy, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allison Tilley, an unmarried woman**, and Christopher Sanderson, an unmarried man, 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 Lot No. 19 on the plan of Priest Home Place, Block "A", of record in Plat Book 161, Page 102, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

NOTE: Block "A" reference was left off on current deed.

BEING the same property conveyed to Ryan Molloy and Kacy Molloy, husband and wife, by Warranty Deed from Andy Johnson and Jackie Johnson and John Johnson and Tonya Ayers Givens, dated 10/27/16 and recorded 12/2/16 in Instrument No. 20161202-0126534, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 161, page 102, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1710 Fatherland Street, Nashville, TN 37206.

This is improved property, known as 1710 Fatherland Street, Nashville, TN 37206.

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. Whenever 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 22nd day of August, 2019.

Ryan Molloy

Kacy Molloy

STATE OF North Carolina
COUNTY OF Mecklenburg

On this 22nd day of August, 2019, before me personally appeared Ryan Molloy and Kacy Molloy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of August, 2019.

Tamara Letrice Belk
Notary Signature
My commission expires: August 14, 2021

TAMARA LETRICE BELK NOTARY PUBLIC MECKLENBURG COUNTY NC COMMISSION

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**