Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 293295 DEEDWARR
09/30/2019 03:38:25 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20190930-0099554

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of September, 2019.

Notary Public
My commission expires: 07/09/2022

DEMETRIONA ESAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 9, 2022

13-1908-133478

Address of New Owner:	Send Tax Bills to:	Tax Information:
Scott Mallue 3021 Brookview Forest Drive Nashville TN 37211	New Owner	180-04-0-B-034.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brandon Mayberry, a single man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Scott Mallue and Francine Mallue, husband and wife,** hereinafter called the Grantees, their successors 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. 34, on the Plan of Brookview Forest, Phase 1, of record in Instrument No. 20030716-0099526, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anthony Moore, an unmarried man by deed from Daniel T. Castagna and Adonnya Carlton Castagna (fka Adonnya Carlton), husband and wife, dated July 30, 2013, recorded August 1, 2013, of record in Instrument No. 20130801-0080340, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Brandon Mayberry, a single man by deed from Anthony Moore and Jaclyn Moore, husband and wife, dated March 6, 2019 (sic), recorded March 6, 2018, of record in Instrument No. 20180306-0021109, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3021 Brookview Forest Drive, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 30th day of September, 2019.

Brandon Mayberry

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Brandon Mayberry,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 30th day of September, 2019.

State of Tennessee at Large

My Commission expires: 05-19-20

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-19-2020