THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35653-07-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. Affiant Subscribed and sworn to before me this 20th day of August, 2020. Notary Public My Commission Expires:

DIANNE R. KIRBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Reyes Lopez, Felipe Lopez Diaz, and Juan Antonio Lopez Diaz 3020 Kinwood Drive Antioch, TN 37013	**Send Tax Bills To:** Reyes Lopez, Felipe Lopez Diaz, Juan Antonio Lopez Diaz 2389 Quarry Rd Mt Juliet TN 37122	**Tax Information:** Map and Parcel No.: 15009012400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shelah J. Lanthrope and MacMillian Mallory, sole heirs at law of Terry Wayne Mallory, deceased,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Reyes Lopez, a married man, and Felipe Lopez Diaz, a single man, and Juan Antonio Lopez Diaz, a single man,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3020 Kinwood Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 463143 **DEEDWARR**
08/25/2020 09:57:48 AM 3 pgs
Fees: $18.00 Taxes: $666.00

20200825-0095962

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DVRBS 203020

IN WITNESS WHEREOF, Grantors have executed this instrument on the 20th day of August, 2020.

Shelah J. Lathrope by Jeffrey A. Mallory,
her Attorney-in-Fact

McMillan Mallory by Jeffrey A. Mallory,
his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said County and State, aforesaid, Jeffrey A. Mallory, 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 and who further acknowledged that he is the Attorney-in-Fact for Shelah J. Lathrope, and he is authorized by Shelah J.Lathrope to execute this instrument on her behalf.

Witness my hand, at office, this 20th day of August, 2020.

DIANNE R. KIRBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:
09/07/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said County and State, aforesaid, Jeffrey A. Mallory, 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 and who further acknowledged that he is the Attorney-in-Fact for McMillan Mallory, and he is authorized by McMillan Mallory to execute this instrument on his behalf.

Witness my hand, at office, this 20th day of August, 2020.

DIANNE R. KIRBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:
09/07/21

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 26 on the Plan of Forest View Park, Section Four, Phase Two, as of record in Plat Book 5200, page 674, amended in Book 6220, page 648, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Terry Mallory, married, by deed dated May 15, 2007 from Clyde A. Watson, unmarried, of record in Instrument No. 20070516-0058515, Register's Office for Davidson County, Tennessee. Terry Mallory being one and the same as Terry Wayne Mallory, having since died intestate on March 12, 2020 leaving Shelah June Lanthrope and MacMillan Mallory as his sole heirs at law. See Affidavit of Heirship of record in Instrument No. 20200511-0048427, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive Covenants contained in an instrument of record in Book 6312, page 609, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Plat Book 5200, page 674, amended in Book 6220, page 648, Register's Office for Davidson County, Tennessee.
4. Easement to Gulf Interstate Gas Company of record in Book 2244, page 13, Register's Office for Davidson County, Tennessee.
5. Easement to Columbia Gulf Transmission Company of record in Book 3463, page 126, Register's Office for Davidson County, Tennessee.
6. Easement to Columbia Pipeline Company of record in Book 3852, page 679, Register's Office for Davidson County, Tennessee.
7. TVA Line Easement of record in Book 437, page 21 and Book 7269, page 389, Register's Office for Davidson County, Tennessee.
8. Right of Way Easement of record in Book 4607, page 484, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.