This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3819**

Karen Johnson Davidson County
Batch# 647555 DEEDWARR
06/02/2021 11:36:27 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50

20210602-0073820

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Paul Bryon Mallory and Sarah Jo Mallory, husband and wife,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Jonathan D. Lane and Jessica D. McKinney, husband and wife,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 207 on the Plan of Rolling River Estates, Phase VIII, as of record in Book 5800, Pages 148, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Paul Bryon Mallory and Sarah Jo Mallory, husband and wife by Warranty deed from Jeffrey M. Vaiksnoras, and wife Marisa E. Vaiksnoras of record in Instrument No. 20110421-0030756 Register's Office for Davidson County, Tennessee, dated April 20, 2011 and recorded on April 21, 2011.

This is improved property also known as 1113 Silverleaf Terrace, Nashville, Tennessee 37221.

Map and Parcel: 141-15-0C-003.00CO

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 26th day of May, 2021.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 138-21-21-1113

Paul Bryon Mallory -Grantor

Sarah Jo Mallory -Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Bryon Mallory and Sarah Jo Mallory, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 26th day of May, 2021.

NOTARY PUBLIC

(SEAL)

My Commission Expires: 11-24-2024

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$445,000.00**/which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 26th day of ~~February,~~ May 2021.

Affiant

NOTARY PUBLIC

(SEAL)

My commission expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Jonathan D. Lane and Jessica D. McKinney	~~NEW OWNER~~ First Horizon Bank
1113 Silverleaf Terrace	12719 Cantrell Rd Ste 200
Nashville TN 37221	Little Rock AR 72223