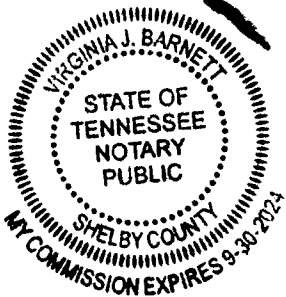


WARRANTY DEED		STATE OF TENNESSEE COUNTY OF FAYETTE
		THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$55,000.00 <u>[Signature]</u> Affiant
		SUBSCRIBED AND SWORN TO BEFORE ME THIS <u>25</u> day of <u>June</u> <u>2021</u> <u>[Signature]</u> Notary Public
		MY COMMISSION EXPIRES: (AFFIX SEAL)
THIS INSTRUMENT WAS PREPARED BY Foundation Title & Escrow Memphis, 300 S Walnut Bend, Suite 3, Cordova, TN 38018		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Winbon K. Mason and Chiara Mason	Patriot Bank	126 001.08
(NAME)	(NAME)	
1363 Charles Bryan Rd	11880 Cranston Rd, Suite 101	
(ADDRESS)	(ADDRESS)	
Cordova, TN 38018	Arlington, TN 38002	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Zachary Malone**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Winbon K. Mason and Chiara Mason, a married couple,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Fayette County, State of Tennessee, described as follows, to-wit:

Land in the 9th Civil District of Fayette County, Tennessee, being Lot No. 1 of the Final Plat of Malone Subdivision as shown on plat of record in Plat Book 11, Page 182, in the Register's Office for Fayette County, Tennessee, to which plat reference is hereby made for a more complete description of the said property.

Being a portion of the same property conveyed to Zachary Malone by Warranty Deed from Lou Ann Dattilo, dated November 20, 2020, recorded November 24, 2020 in Instrument No. 20009534, in the Register's Office for Fayette County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MEM-2107339FC

unimproved ☒

This is improved ☐ property, known as 000 Hwy 193, Rossville, TN 38066

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, has 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. 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 our hands this 28 day of June, 21


Zachary Malone

STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Zachary Malone, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

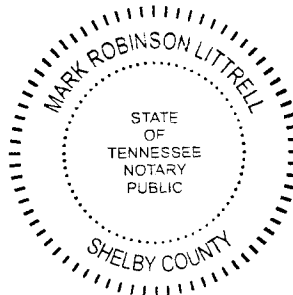
Witness my hand and official seal, this the 28th day of June, 2021.



Notary Public

My Commission Expires: 11/13/23

(SEAL)



**FAYETTE COUNTY
TRANSFER**

JUL 06 2021

**MARK WARD
ASSESSOR OF PROPERTY
BY **

File Number: MEM-2107339FC

21006112	
2 PGS:AL-WARRANTY DEED	
EDDIE BATCH: 114978	
07/06/2021 - 10:10 AM	
VALUE	55000.00
MORTGAGE TAX	0.00
TRANSFER TAX	203.50
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	216.50
STATE OF TENNESSEE, FAYETTE COUNTY	
ED PATTAT	
REGISTER OF DEEDS	