WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/05 08:12 2 pgs
Fees:13.00 Taxes:1258.00
20051102-0132201

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$340,000.00.**

Courtney L Ellis
Affiant

Subscribed and sworn to before me this 28 day of October, 2005

Notary Public
My Commission expires: My Commission Expires JULY 21, 2007
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Courtney L. Ellis	SAME	161-14-0-D-012.00CO
5612 Montelle Lane		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kyle Pendleton, a single man, and Alan B. Maloney, a single man, as joint tenants with right of survivorship**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Courtney L. Ellis**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 12 on the plan of Ashley Park Subdivision, of record in Book 9700, page 823, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kyle Pendleton, by deed from Great Southern Homes, Inc., on November 12, 2004, of record in Instrument Number 20041118-0138583, Register's Office for Davidson County, Tennessee. And further conveyed to Kyle Pendleton, a single man, and Alan B. Maloney, a single man, as joint tenants with right of survivorship by Quitclaim Deed from Kyle Pendleton on December 3, 2004, of record in Instrument Number 20041213-0148050, said Register's Office.

The property is subject to the following:

- Taxes and assessments for the year 2006 in the estimated amount of $3,372.11 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 161-14-0-D-012.00CO.
- Subject to all matters as shown on the Plan of record in Book 9700, page 823, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11154, page 822, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 11295, page 326, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5612 Montelle Lane, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 28, 2005.

Kyle Pendleton

Alan Maloney

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kyle Pendleton, a single man, and Alan B. Maloney, a single man, as joint tenants with right of survivorship** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 28, 2005

My commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires JULY 21, 2007