| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF Williamson<br><br>The actual consideration or value, whichever is greater, for this transfer is $300,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 23rd day of May, 2007.<br><br>Notary Public<br><br>My commission expires: |

**THIS INSTRUMENT WAS PREPARED BY**
**Ryan A. Rafoth**
**Windmill Title, LLC**
**201 Seaboard Ln, Ste. 102**
**Franklin, Tennessee 37067**
**(615) 771-3730**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Adam Mitchell** | NEW OWNER | 116-12-K-3 CO |
| **3904 Wallace Lane** | | |
| **Nashville, TN 37215** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Phonenary Amy Malaikham, unmarried**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Adam Mitchell, unmarried**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 Unit No. 3 of Wallace Close Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Wallace Close Condominiums of record in Instrument No. 20041230-0155035, as amended in Instrument No. 20050301-0022155 and Amendment to the ByLaws of record in Instrument No. 20050301-0022156 Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plan as set out on Exhibit "E" to the Master Deed of Wallace Close Condominiums, of record in Instrument No. 20041230-0155035 and amended in Instrument No. 20050301-0022155, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Phonenary Amy Malaikham by deed from The James Walter Pickle Charitable Foundation, a Tennessee nonprofit corporation, of record in Instrument No. 20060125-0009603, Register's Office for Davidson County, Tennessee, dated 1/19/06.

This conveyance is subject to all restrictions, easements and planning documents of record, and taxes for the year 2007 and subsequent years, a lien not yet due and payable.

This is improved ( X ) unimproved ( ) property known as 3904 Wallace Lane, Nashville, TN 37215.

116-12-K-3 CO is the parcel identification number assigned to the property by the county tax assessor's office.

Davidson County DEEDWARR
Recvd: 05/25/07 10:15 2 pgs
Fees:13.00 Taxes:1110.00
20070525-0062491

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF May 23, 2007:

Phonenary Amy Malaikham by Amy Elizabeth Dreher, AIF

Phonenary Amy Malaikham by Amy Elizabeth Dreher, AIF

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**STATE OF TENNESSEE** )
)
**COUNTY OF** Williamson )

**INDIVIDUAL ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Phonenary Amy Malaikham, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 21st day of May, 2007.

_____
Notary Public

My Commission Expires:_____

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**STATE OF TENNESSEE** )
)
**COUNTY OF** Williamson )

**ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Amy Elizabeth Dreher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the attorney-in-fact for Phonenary Amy Malaikham, and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand, at office, this the 23rd day of May, 2007.

_____
Notary Public

My Commission Expires: 9/20/09

20071175M