Davidson County DEEDWARR
Recvd: 07/06/07 10:26 2 pgs
Fees:13.00 Taxes:1110.00
20070706-0080646

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $300,000.00. Affiant Subscribed and sworn to before me, this the 20th day of June, 2007. Notary Public My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Grant A. Batson	Grant A. Batson	Map: 105100
945 South Woodstone Lane	945 South Woodstone Lane	Parcel: 026.00
Nashville, TN 37211	Nashville, TN 37211	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ERIC N. MALO AND WIFE, ALYSHA M. IRISARI N/K/A ALYSHA M. IRISARI MALO**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRANT A. BATSON, 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 the southerly 62 1/2 feet of feet of the Northerly 325 feet of Lot No. 5 on the Plan of Waverly Land Company's Addition to Nashville of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric N. Malo and Alysha M. Irisari, unmarried as joint tenants with right of survivorship by deed from Robert J. Shaub, of record in Instrument No. 20031028-0158514, Register's Office for Davidson County, Tennessee, recorded October 28, 2003.

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

This is improved property known as 1810 Beech Avenue, Nashville, TN 37203.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of June, 2007.

Eric N. Malo
Eric N. Malo

Alysha M. Irisari Malo
Alysha M. Irisari Malo

"OFFICIAL SEAL"
ROGER WADDINGTON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES JUNE 06, 2009

STATE OF ~~TENNESSEE~~ ILLINOIS (RW)
COUNTY OF ~~DAVIDSON~~ COOK (RW)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eric N. Malo and Alysha M. Irisari Malo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~20th~~ 21st day of June, 2007.
RW

Roger Waddington
Notary ~~Public~~

My Commission Expires: ~~November 22, 2010~~ RW.
JUNE, 6, 2009.