PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 08/07/08 11:29 3 pg:
Fees:18.00 Taxes:456.95

20080807-0081513

# WARRANTY DEED

THIS INDENTURE is made and entered into this 30 day of July, 2008, by and between CLIFFORD WAYNE LINDSAY and SHANNON LINDSAY, HUSBAND AND WIFE, hereinafter called Grantors, and MARY B. MALONEY, UNMARRIED, and CHRIS PHILIP, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, CLIFFORD WAYNE LINDSAY and SHANNON LINDSAY, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto MARY B. MALONEY, UNMARRIED, and CHRIS PHILIP, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4184 BLUEBERRY HILL ROAD, NASHVILLE, TENNESSEE 37218.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER(S):

Clifford Wayne Lindsay
CLIFFORD WAYNE LINDSAY

Shannon Lindsay
SHANNON LINDSAY

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

**Personally appeared before me, a Notary Public of said County and State, CLIFFORD WAYNE LINDSAY and SHANNON LINDSAY, HUSBAND AND WIFE, the within named bargainor(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** Madison **, Tennessee, on this the** 30 **day of July, 2008.**

Notary Public

DENISE C. ALLIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: **MY COMMISSION EXPIRES May 08, 2012**

**Name and Address of Property Owner:**

**MARY B. MALONEY and CHRIS PHILIP**

**1401 GARTLAND AVENUE**
**NASHVILLE, TENNESSEE 37206**

**Property Address:**

**4184 BLUEBERRY HILL ROAD, NASHVILLE, TENNESSEE 37218**

**Person Responsible for Taxes:**
SunTrust Mortgage, Inc
901 Summes Ave.
Richmond, VA 23234

**Map & Parcel #: MAP 38.00, PARCEL 33.00**

## AFFIDAVIT OF VALUE

**STATE OF TENNESSEE :**
**COUNTY OF** DAVIDSON **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$123500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30 day of **July, 2008.**

Notary Public

DENISE C. ALLIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: **MY COMMISSION EXPIRES May 08, 2012**

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115 08-8162

# EXHIBIT 'A'

Beginning at an iron pipe stake on the northeasterly margin of Blueberry Hill Road at the northwest corner of the property conveyed to Clyde G. England and wife, by deed from Gilbert Katha and wife, of record in Book 2249, page 509, Register's Office for said County, thence with said England's northern boundary line north 62 degrees east 74 poles to an iron stake; thence north 87 degrees west 43 poles to a pipe stake; thence south 38 degrees west 4 poles; thence north 78-1/3 degrees west 46 poles to the easterly (Hickory Tree) margin of said Road; thence with same southwardly 18.4 poles to a stake south 38 degrees east 9.6 poles and south degrees east 18 poles to a stake south 30 degrees east 7.3 poles to the beginning.

Included in this description, but not excluded from the property covered by this policy and excluded from the subject conveyance is the following:

Beginning on the easterly margin of Blueberry Hill Road at the intersection of the same and a point in the southern boundary line of the property conveyed to G. S. Crowe et al, by deed from the National Life and Accident Insurance Company, of record in Book 2692, page 388, Register's Office for said County; thence with said Crowe's southern boundary line south 78 degrees 20' east 413.6 feet thence south 27 degrees 10' west 427.4 feet to the northeasterly margin of Blueberry Hill Road; thence with the same north 54 degrees west 62.6 feet, north 38 degrees west 158.4 feet, and 12 degrees west 303.6 feet to the beginning, containing 2.3 acres, more or less.

BEING the same property conveyed to CLIFFORD WAYNE LINDSAY and SHANNON LINDSAY, HUSBAND AND WIFE, by Deed from CLIFFORD WAYNE LINDSAY, of record in INSTRUMENT NO. 20030522-0070277, as amended by Scrivener's Affidavit, of record in INSTRUMENT NO. 20080807008152, Register's Office for DAVIDSON County, Tennessee.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 38.00, PARCEL 33.00).