Davidson County DEEDWARR
Recvd: 10/30/08 13:54 2 pgs
Fees:13.00 Taxes:592.00
20081030-0108398

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Dan Meadows ETUX 3000 Hillsboro Rd., Unit 94 Nashville, TN 37215	NEW OWNER	117030A09400CO

For good and valuable consideration received, **Brian Good, Executor of the Estate of George E. Mallonee,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 08P-50** unto the Grantee, **Dan Meadows and wife, Caterina Meadows**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **George E. Mallonee**, described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 94 in a Horizontal Property Regime which is located on the Plan of Versailles Condominium, of record in Book 5050, page 80, said Register's Office.

Being the same property conveyed to George E. Mallonee, unmarried by deed from Ervin M. Entrekin, Trustee of record in Book 5248, Page 568 on 01/27/1978 and filed for record on 02/01/1978, Register's Office for DAVIDSON County.

The said George Mallonee has since died (12/04/2007). Under the Will of George E. Mallonee (filed with the Seventh Circuit Court for Davidson County, Tennessee, Probate Division under Docket number 08P-50), the Brian Good was named to serve as Executor and instructed to administer and sell the described real property.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD as Restrictions, dedications, conditions, reservations, easements and other matters as recorded in Plat(s) Book 5050 and Page 80, corrected in Book 5171, Page 153; Covenants, Conditions, Restrictions and Bylaws as set forth in Book 5168, Page 944, in Book 5168, Page 961, in Book 5589, Page 367, in Book 5659, Page 641, in Book 5667, Page 375, in Book 7770, Page 955 and in Book 8434, Page 719; Easements of record in Book 3531, Page 592, in Book 4158, Page 34, in Book 4240, Page 209 and in Book 5221, Page 681, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is improved property known as 3000 Hillsboro Rd., Unit 94 Nashville, TN 37215.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Administrator of the **Estate of George E. Mallonee** its heirs and assigns, to warrant and forever defend the

title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 29th day of October 2008.

Brian S. Good EXECUTOR
Brian Good, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of October 2008, before me personally appeared, **Brian Good**, Executor of the **Estate of George E. Mallonee** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the **Estate of George E. Mallonee**, and acknowledged that he executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 29 day of October 2008

My commission expires: 11/12/08

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me this 29 day of October, 2008.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.