Return to:
McCann & Hubbard
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3349

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF December, 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CARA MONFORTE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 3, 2012

G-VRE-08-403

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsay N. Frawley	Lindsay N. Frawley	
403 Lockland Drive	(NAME) 403 Lockland Drive	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	83-10-77.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, we MADALENA MCALLEN AND HUSBAND, CHRIS MCALLEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LINDSAY N. FRAWLEY, A MARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 160 AND 161, MAP OF MCEWEN PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 133, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MADALENA WALSH AND HUSBAND, CHRIS MCALLEN BY WARRANTY DEED FROM JAMES L. KENNEDY, TRUSTEE, RECORDED ON THE 7TH DAY OF OCTOBER, 2004 IN INSTRUMENT NO. 20041007-0120992, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. MADALENA WALSH IS NOW KNOWN AS MADALENA MCALLEN.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 332, PAGE 133, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 403 Lockland Drive, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 is 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.

Davidson County DEEDWARR
Recvd: 12/17/08 09:17 2 pgs
Fees:13.00 Taxes:943.50

20081217-0120635

Witness my/our hand(s) this 3rd day of December, 2008.

Madalena McAllen by Mary Frances Rudy Attorney in fact
Madalena McAllen

Chris McAllen by Mary Frances Rudy Attorney in fact
Chris McAllen

STATE OF Tennessee
COUNTY OF Davidson

On this the 3rd day of December, 2008, before me personally appeared Mary Frances Rudy to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Madalena McAllen and husband, Chris McAllen and who acknowledged she executed the same as the free act and deed of the said Madalena McAllen and husband, Chris McAllen.

Witness my hand and official seal, this the 3rd day of December, 2008.

Notary Public

My Commission Expires:

CARA MONFORTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903