WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090064903 DEEDWARR
Recvd: 09/23/09 10:29 2 pgs
Fees: 13.00 Taxes: 1147.00
20090923-0088448

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $310,000.00.

Affiant

Subscribed and sworn to before me this 21st day of September, 2009

Notary Public
My Commission expires: 11-7-2011
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Viola P. Miller	Bank of America, NA	082-05-0-058.00
1614 5th Avenue North	1491 W Dupont Rd	
Nashville, TN 37208	Fort Wayne, IN 46825	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kyle Pendleton and Alan Maloney, both unmarried people**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Viola P. Miller and husband, Richard F. Miller, II**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the northerly 45 feet of Lot No. 94 on the plan of D.T. Mcgavock's Addition of 98 lots, of record in Book 21, page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 94 fronts 45 feet on the easterly side of Fifth Avenue North, formerly Summer Street and runs back between parallel lines, 174 feet to an alley.

Being the same property conveyed to Kyle Pendleton, from Keith Dowd and wife, Michelle Dowd, and Cleland Ratcliffe, by deed on December 20, 2005, of record in Instrument Number 20051227-0153255, Register's Office for Davidson County, Tennessee. and further conveyed to Kyle Pendleton, unmarried, and Alan Maloney, unmarried, as joint tenants with right of survivorship by Quitclaim Deed from Kyle Pendleton of record in Instrument Number 20070621-0074337, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 7, Register's Office Davidson County, Tennessee.

This is improved property known as: **1614 5th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 21, 2009.

Kyle Pendleton

Alan Maloney by Attorney-in-Fact
Alan Maloney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kyle Pendleton** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 21, 2009

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Andy Maloney with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Alan Maloney the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Alan Maloney, the bargainor(s), by the said Andy Maloney as Attorney-in-Fact.

WITNESS my hand and seal, this 21 day of September, 2009.

NOTARY PUBLIC My Commission Expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY