BILL CARRETT, Davidson County
Trans:T20090074434 DEEDWARR
Recvd: 11/02/09 12:33 2 pgs
Fees:13.00 Taxes:395.90

20091102-0100925

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $107,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of October, 2009.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

My commission expires: ~~November 22, 2010~~ July 8, 2013

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:
Melanie Theodore Malloy	Access National Mortgage	Map: 071-15
1322 Meridian Street	1800 Robert Fulton Dr., # 350	Parcel: 63
Nashville, TN 37207	Reston, VA 20191	

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, **DIVERSIFIED MANAGEMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELANIE THEODORE MALLOY AND TYREESE MALLOY, WIFE AND HUSBAND**, 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 45 feet of Lot No. 52 on the Plan of Eastmoreland Place, of record in Book 161, page 170, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 52 fronts 45 feet on the westerly side of Meridian Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Diversified Management Group, LLC, by Trustee's Deed from Samuel S. High, as Co-Trustee of record in Instrument 200711190135378, Register's Office for Davidson County, Tennessee, dated November 1, 2007. And being the same property conveyed to Rhonda Clark, unmarried by deed from James Faris, married of record in Instrument 200012070120550, Register's Office for Davidson County, Tennessee, dated November 17, 2000.

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 1322 Meridian Street, Nashville, TN 37207.

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 is 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 30th day of October, 2009.

Diversified Management Group, LLC

By: _____
Name: Chris Bender
Position: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chris Bender, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Diversified Management Group, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30th day of October, 2009.

_____
Notary Public

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: November 22, 2010