WARRANTY DEED

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2010.

Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erica L. Mallahan	SA Mortgage Services, LLC dba Birchfield Home Mortgage	
(NAME)	(NAME)	
5025 Hillsboro Pike, #15E	1620 Gateway Blvd.	131-1D-113
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOANN M. BOMMER, CO-EXECUTOR AND MARY RUTH M. LACY, CO-EXECUTOR OF THE ESTATE OF EDITH NELL MAGEE, DECEASED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERICA L. MALLAHAN AND HUSBAND, MITCHELL MALLAHAN,** HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 113 on the Plan of Georgetown Condominium Apartments, of record in Plat Book 5200, page 4, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Unit 15-E of the 5025 Hillsboro Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 5211, page 325, as amended in Book 5616, page 133, Book 6079, page 516 and Book 10225, page 413, said Register's Office.

Being the same property conveyed to Edith Nell Magee by deed from Beverly N, Gamble, unmarried, dated April 26, 1996, of record in Book 10034, page 311, Register's Office for Davidson County, Tennessee. The said Edith Nell Magee having since died and by her Will of record in Docket No. 09P-901, Probate Court Clerk's Office for Davidson County, Tennessee, Joann M. Bommer, Co-Executor and Mary Ruth M. Lacy, Co-Executor have power to sell the subject property without the joinder of any beneficiary.

This conveyance is subject to (a) 2010 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom; (b) All matters appearing on the condo plan of record in Plat Book 5200, Page 4, said Register's Office; (c) Master Deed establishing a Horizontal Property Regime of Georgetown Condominiums, of record in Book 5211, page 325, as amended in Book 5616, page 133 Book 6079, page 516 and Book 10225, page 413, Register's Office of said County; (d) Charter of record in Book 5233, page 459, said Register's Office; and (e) Easements of record in Book 4108, page 940, Book 4308, page 575, Book 4308, page 650 and Book 7873, page 859, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5025 Hillsboro Pike, #15E, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20100019358 DEEDWARR
Recvd: 04/05/10 10:32 2 pgs
Fees:13.00 Taxes:584.60

20100405-0024859

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this 1st day of April, 2010.

Joann M. Bommer Co-Executor
Joann M. Bommer, Co-Executor

Mary Ruth M. Lacy Co-Executor
Mary Ruth M. Lacy, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joann M. Bommer, Co-Executor and Mary Ruth M. Lacy, Co-Executor, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of April, 2010.

Amy Adams Gowan
Amy Adams Gowan Notary Public



My Commission Expires NOV. 22, 2010