WARRANTY DEED

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2010.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

Deanie L. Gregory, Attorney **THIS INSTRUMENT WAS PREPARED BY**

Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

without the benefit of a current title search or examination.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brenda Stewart	Brenda Stewart	04313011300
(NAME)	(NAME)	
2461 Fairbrook Drive	**2461 Fairbrook Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Nashville, TN 37214**	
(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, H. E. Malone, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda Stewart, , 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: *** all his right, title and interest, being a one-half interestiin and to**

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the westerly 37 1/2 feet of Lot No. 7, Block D, on the Map of Forest Park Subdivision of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 7 fronts 37 1/2 feet on the southerly side of Old Hickory Blvd. and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to H. E. Malone and Brenda Stewart, a one-half interest each as tenants in common by Warranty Deed from Margie Covington and Clara Ruth Grandbois, a/k/a Clara R. Grandbois, which deed is dated January 27, 2009 and recorded January 28, 2009 as Instrument No. 20090128-0007395 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO notes, easements, building setback lines, etc., if any, as may be set forth on the Map of Forest Park Subdivision, Block D of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee and subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4122, Page 391, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 426 Old Hickory Blvd., Madison, TN 37115 *

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

*** a/k/a 426 E. Old Hickory Blvd, Madison, Tn 37115 for mailing purposes**

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 my hand this 18th day of May, 2010.

H. E. Malone

BILL GARRETT, Davidson County
Trans:T20100030108 DEEDWARR
Recvd: 05/19/10 10:33 2 pgs
Fees:13.00 Taxes:92.50

20100519-0038594

STATE OF TENNESSEE

COUNTY OF Davidson

On this 18th day of May, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **H. E. Malone**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Deanie L. Gregory
Notary Public, Deanie L. Gregory

