THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, 1ST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 05/28/10 08:01 3 pgs
Fees:18.00 Taxes:1291.30
20100528-0041138

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map/Parcel: 083-06-0-311.00

The actual consideration or value, whichever is greater, for this transfer is $349,000.00.

Affiant

Subscribed and sworn to before me this the 27th day of May, 2010.

LINDA F. BURNSED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

My Commission Expires:

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Karla Hewitt
1507 Stratton Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO:

SAME

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **DOUGLAS B. MALONE and wife, JENNIFER MALONE** (hereinafter collectively the "Grantors"), have bargained and sold, and do by these presents transfer and convey, unto **KARLA HEWITT, an unmarried woman** (hereinafter "Grantee"), her heirs and assigns forever, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 40 feet of Lot No. 8 and the easterly 20 feet of Lot No. 9 on the Map showing Olivia W. Sharpe's Second Addition to Nashville of record in Plat Book 421, Page 176, in the Register's Office for Davidson County, Tennessee.

Said westerly part of Lot 8 and easterly part of Lot No. 9 front together 60 feet on the northerly side of Stratton Avenue and run back between parallel lines 150 feet, more or less, on the east line and 151 3/4 feet, more or less, on the west line to an alley and shows 60 feet on said alley.

Being the same property conveyed to Douglas B. Malone and Jennifer Malone, husband and wife, as joint tenants with right of survivorship and not as tenants in common by QuitClaim Deed from Douglas B. Malone, a married man and joined by his spouse, Jennifer Malone of record in Instrument No. 20080226-0018687, in the Register's Office for Davidson County, Tennessee, dated February 13, 2008. And further being the same property conveyed to Douglas B. Malone by Warranty Deed from Howard Edwin Wolery, unmarried of record in Instrument No. 20030429-0057111, in the Register's Office for Davidson County, Tennessee, dated April 28, 2003.

This is improved property known as 1507 Stratton Avenue, Nashville, TN, 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her heirs, successors and/or assigns forever; and "Grantors" do covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County Real Property Taxes for the year 2010 and subsequent years. Tax Parcel No. 083-06-0-311.00.

2. Subject to all matters shown on the Plan of record in Plat Book 421, Page 176, Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs, successors and/or assigns to warrant and forever defend the title to said real estate to said Grantee, her heirs, successors and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantors have caused their names to be affixed hereto on this 27th day of May, 2010.

DOUGLAS B. MALONE

JENNNIFER MALONE

BY: ATT IN FACT
Jennifer Malone, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Jennifer Malone,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 27th day of May, 2010.

Notary Public

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Jennifer Malone,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney in Fact for Douglas B. Malone and that she as such Attorney in Fact, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Douglas B. Malone, Grantor, by the said Jennifer Malone, as Attorney in Fact.

Witness my hand and official seal in Nashville, Tennessee, this 27th day of May, 2010.

Notary Public

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, Heather D. Wood, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood

Heather D. Wood

State of Tennessee
County of Davidson

Personally appeared before me, Casey Fisher, a notary public for this county and state, Heather D. Wood, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Commission Expires: _____