**RECORD AND RETURN TO:** Mitchell A. Watts, Attorney
2400 Crestmoor Road #102 Nashville, TN 37215

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>~~Record & Return To:~~<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 29958-02-2011**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $762,500.00.<br>Affiant<br>Subscribed and sworn to before me this 11th day of April, 2011.<br>Notary Public<br>My Commission Expires: |

GEORGE E. MUDTER JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Arnie Malham/Anne Malham<br>871 Curtiswood Lane<br>Nashville, TN 37204 | SAME | Map and Parcel No.:<br>132 100 02900 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **R. David McDowell, unmarried, and R. Dennis McDowell, unmarried,**("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Arnie S. Malham and wife, Anne G. Malham** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 871 Curtiswood Lane, Nashville, TN 37204

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on the 11th day of April, 2011.

R. David McDowell

R. Dennis McDowell

BILL GARRETT, Davidson County
Trans:T20110023095 DEEDWARR
Recvd: 04/19/11 14:11 2 pgs
Fees:13.00 Taxes:2821.25
20110419-0030219

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **R. David McDowell and R. Dennis McDowell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of April, 2011.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Curtiswood Estates, of record in Plat Book 2331, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to R. David McDowell and R. Dennis McDowell, as joint tenants with the right of survivorship, by quitclaim deed dated July 24, 1990, from Frank Clement, Trustee, of record in Book 8160, page 90, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2331, page 40, Register's Office for Davidson County, Tennessee.