WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

AMY ADAMS GOWAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 9, 2014

BOX 10-A

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

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
John Stephen Rich, Jr.	Fifth Third Mortgage Company	
(NAME) 202 Belle Lake Drive	(NAME) 5001 Kingsley Drive	142-15B-3
(ADDRESS) Nashville, TN 37221	(ADDRESS) Cincinnati, Ohio 45263	
(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, **DEE ANN MALCOLM, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN STEPHEN RICH, JR. AND WIFE, JILL HERREN RICH,** 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 Lot No. 3 on the Plan of Belle Wood Glen, Second Amendment, of record in Book 6900, page 190, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David Howard Malcolm and wife, Dee Ann Malcolm by deed from Allen Earps Builders, Inc. dated May 26, 1988, of record in Book 7566, page 955, Register's Office for Davidson County, Tennessee. The said David Howard Malcolm having since died on July 20, 2007.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Book 6900, page 190, said Register's Office; and (c) restrictive covenants of record in Book 6707, page 290; Book 6980, page 562; Book 7121, page 5 and Book 9017, page 797, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 202 Belle Lake Drive, Nashville, TN 37221

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

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.

BILL GARRETT, Davidson County
Trans:T20110024299 DEEDWARR
Recvd: 04/26/11 10:20 2 pgs
Fees:13.00 Taxes:991.60
20110426-0031732

Witness my hand this 21st day of April, 2011.

Dee Ann Malcolm

Dee Ann Malcolm

By: Amy Colton, Attorney in Fact

Amy Colton, 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, Amy Colton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dee Ann Malcom, and who acknowledged that she executed the same as the free act and deed of Dee Ann Malcolm.

Witness my hand and official seal at Nashville, Tennessee this 21st day of April, 2011.

Amy Adams Gowan

Notary Public

