Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 202
Brentwood, TN 37027

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50837
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sherrye J. O'Brien 412 Charlesgate Court Nashville, Tennessee 37215	New Owner

TAX MAP-PARCEL NUMBERS: 117090C01100CO

BILL GARRETT, Davidson County
Trans:T20110025826 DEEDWARR
Recvd: 05/02/11 14:45 2 pgs
Fees:13.00 Taxes:1487.40
20110502-0033507

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$402,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dee Malkerneker, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Sherrye J. O'Brien, unmarried** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Burlington subdivision of record in Book 5200, pages 403, 404 and 405, amended in Book 5800, page 185, Register's Office for said County.

Said Lot No. 11 fronts 104.95 feet on the easterly margin of Charlesgate Court and extends back 69.99 feet on the northerly line and 71.26 feet on the southerly line to a dead line in the rear, measuring 102.47 feet thereon.

Being the same property conveyed to Dee Malkerneker by Warranty Deed from Chrystie L. Wooley f/k/a Christi L. Burns dated May 12, 2005 and recorded on May 16, 2005 of record in Doc. No. 20050516-0054855 Register's Office for Davidson County, Tennessee.

Richard Mankinen, spouse of Dee Malkerneker, joins in execution of this instrument solely to convey any marital interest he may have in the subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, pages 403, 404 and 405, amended in Book 5800, page 185, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 5863, page 796, Book 6046, page 134, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 412 Charlesgate Court, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of April, 2011.

Dee Malkerneker

Richard Mankinen

State of Texas
County of Dallas

On this 27th day of April, 2011 , before me the undersigned authority, personally appeared Dee Malkerneker , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 11-22-2014

Notary

CORY SHANE CASTLEBERRY
MY COMMISSION EXPIRES
November 22, 2014

State of TENNESSEE
County of DAVIDSON

On this 19th day of April, 2011 , before me the undersigned authority, personally appeared Richard Mankinen , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 9/8/2013

Notary

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $402,000.00

Affiant

Sworn and subscribed before me this the 28th day of April, 2011

Notary Public

My Commission Expires: May 18, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Wldoc: Deed Myl 1 2012