WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110026455 DEEDWARR
Recvd: 05/04/11 13:05 2 pgs
Fees:13.00 Taxes:554.63
20110504-0034237

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2011.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

FRANKLIN TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Catherine H. Molloy	PrimeLending, a PlainsCapital Company	03200002600
(NAME)	(NAME)	
214 Dolphus Drive	18111 Preston Road, Suite 900	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Dallas, TX 75252	
(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, Charles W. Malone and Joelene Malone, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Catherine H. Molloy and James D. Gennille, wife and husband, 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 the 10th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by John O. Spry, Surveyor Lic. No. 727, dated July 26, 1979, and revised April 22, 1980, as follows: Beginning at a point on the southeasterly margin of Jackson Road, said point being located opposite a point that is 29.9 feet northeast of the centerline of Brick Church Pike; thence with the southeasterly margin of Jackson Road, North 49 degrees 49' 00" East a distance of 136.0 feet to an iron pin, the southwest corner of John W. Shockley property as evidenced in Deed Book 2498, page 141, Register's Office for Davidson County, Tennessee; thence with Shockley's south line, South 48 degrees 39' 27" East a distance of 151.23 feet to a pk nail in a headwall, Shockley's corner; thence South 58 degrees 13' 36" East a distance of 19.42 feet, severing the lands of Robert A. Miller to a fence post; thence South 82 degrees 41' 09" East a distance of 849.89 feet, severing the lands of Robert A. Miller to a 24 inch elm, a corner in the south line of the lands of Robert A. Miller; thence South 68 degrees 22' 13" West a distance of 639.03 feet with a fence to a fence post; thence North 85 degrees 27' 46" West a distance of 19.72 feet with a fence to a fence post; thence North 51 degrees 38' 50" West a distance of 562.25 feet with a fence to an existing iron pin; thence North 54 degrees 54' 18" West a distance of 27.28 feet to the point of beginning and containing 4.20 acres, more or less.

Being the same property conveyed to Charles W. Malone and wife, Joelene Malone by deed from Robert A. Miller and wife, Emalee jJackson Miller of record in Book 5594, page 874, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4403 Jackson Road, Whites Creek, TN 37189
(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.

Witness our hands this 29th day of April, 2011.

Charles W. Malone

Joelene Malone

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 29th day of April, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles W. Malone and Joelene 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 they executed the same as their free act and deed.

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

My Commission Expires:

5-8-12

Notary Public,

FRANKIE R. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON