Davidson County DEEDWARR
Recvd: 08/12/11 10:39 3 pgs
Fees:18.00 Taxes:1628.00
20110812-0062294

WARRANTY DEED

G-VRES-11-822

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: May 14, 2015

(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara E. Mallen	New Owner	
822 Evansdale Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		146-10-27.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CORRINE T. VALLIS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SARA E. MALLEN AND PETER R. MALLEN, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 7, PLAN OF FOREST PARK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2900, PAGE 122, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CORINNE T. VALLIS, A MARRIED WOMAN BY WARRANTY DEED FROM HELEN J. HULSE, A WIDOW, RECORDED ON THE 30TH DAY OF APRIL, 2004 IN INSTRUMENT NO. 20040430-0049363, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

CORRINE T. VALLIS IS NOW UNMARRIED. PER DIVORCE DECREE FILED IN THE FOURTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE. CASE NO. 09D-28 CORRINE T. VALLIS OWNS THIS PROPERTY AS HER SOLE AND SEPERATE PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 2900, PAGE 122, RESTRICTIVE COVENANTS OF RECORD IN BOOK 3429, PAGE 111, EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN BOOK 7690, PAGE 196, AND AGREEMENT IN BOOK 3162, PAGE 513, AND BOOK 909, PAGE 337. AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

unimproved ( )
This is improved (X) property, known as 822 Evansdale Drive, Nashville, Tennessee 37220
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 29th day of July, 2011.

Corrine T. Vallis, by John Gleaves, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of July, 2011, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Corrine T. Vallis and who acknowledged he executed the same as the free act and deed of the said Corrine T. Vallis.

Witness my hand and official seal, this the 29th day of July, 2011.

Notary Public

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12-03-13

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

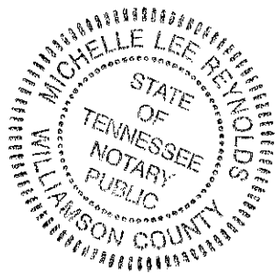
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 14, 2015

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