WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110062718 DEEDWARR
Recvd: 10/07/11 12:14 2 pgs
Fees:13.00 Taxes:495.80

20111007-0078153

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Mary Malone
Affiant

Subscribed and sworn to before me, this 4TH DAY OF OCTOBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-2-11

(AFFIX SEAL)

BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Malone, unmarried	SAME	06115033200
	(NAME)	
3908 Gallatin Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Cassondra Hollingshead, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mary Malone, unmarried, hereinafter called the Grantees, 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 THE SOUTHERLY PART OF LOT NO. 302 ON THE PLAN OF INGLEWOOD PLACE, AS OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF GALLATIN PIKE AT THE CORNER OF LOTS NOS. 301 AND 302; THENCE WITH THE EASTERLY SIDE OF SAID PIKE, NORTHWARDLY 80 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO LILLIE SEIGENTHALER BY DEED FROM J.E. JOHNSON AND WIFE, OF RECORD IN BOOK 651, PAGE 551, SAID REGISTER'S OFFICE; THENCE WITH HER SOUTHERLY LINE SOUTH 72 DEGREES EAST 212 FEET, MORE OR LESS, TO THE WESTERLY LINE OF LOT NO. 288; THENCE WITH SAID LINE SOUTHWARDLY 45 FEET, MORE OR LESS TO THE CORNER OF LOTS NOS. 301 AND 302; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, WESTWARDLY 214.5 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA ANN JASNOWITZ BY DEED FROM LOUIS U. SULLIVAN, A.D. UNDERHILL, III, ROBIN U. DAVIS, JOHN S. UNDERHILL, STANLEY E. COE, VIRGINIA COE ENGLAND AND ANNA RUTH COE KELTON AND FILED OF RECORD IN BOOK 10758, PAGE 766, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID PATRICIA ANN JASNOWITZ HAVING DIED INTESTATE ON JANUARY 14, 2008, AS EVIDENCED BY PROBATE COURT PETITION 08P203, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE. SAID PETITION ESTABLISHES CASSONDRA HOLLINGSHEAD TO BE THE ONLY HEIR OF PATRICIA ANN JASNOWITZ, DECEASED. ADMINISTRATRIX DEED FROM CASSONDRA HOLLINGSHEAD TO CASSONDRA HOLLINGSHEAD RECORDED IN INSTRUMENT NUMBER 20090626-0059682, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3908 Gallatin Pike, Nashville, TN 37216
(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

WARRANTY DEED
(Continued)

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 my/our hand(s) this 4th day of October, 2011.

Cassondra Hollingshead

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cassondra Hollingshead, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of October, 2011.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072