THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30248-09-2011**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $594,300.00. Beatriz Fernandez Affiant Subscribed and sworn to before me this 31st day of October, 2011. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Chris Vlahos, Tara Vlahos 6105 Melbourne Drive Nashville, TN 37215	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 158 030 03900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Raul M. Malo and wife, Beatriz Fernandez**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chris L. Vlahos and wife, Tara L. Vlahos** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6105 Melbourne Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of October, 2011.

Raul M. Malo

Beatriz Fernandez

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Raul M. Malo and Beatriz Fernandez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2011.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20110069899 DEEDWARR
Recvd: 11/04/11 16:03 2 pgs
Fees:13.00 Taxes:2198.91

20111104-0086601

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 495 on the Plan of Hillsboro Park, Section VIII, of record in Book 2663, page 96, Register's Office for Davidson County,Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Raul M. Malo and wife, Beatriz Fernandez, by quitclaim deed dated February 23, 1996, from Gregory S. Perrone, Trustee with full power to sell, transfer, convey or encumber, without the benefit of any joinder, of record in Book 9960, page 77, Register's Office for Davidson County,Tennessee.

This conveyance is made subject to:

1. Restrictive covenants contained in an instrument of record in Book 2435, page 237, Book 2603, page 440, Book 2855, page 475, and Book 4207, page 397, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
2. All matters appearing on the Plan of record as Book 2663, page 96, Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 872, page 505, Register's Office for Davidson County, Tennessee.