THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12050924** KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires September 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,117.00. Affiant Subscribed and sworn to before me, this 8th day of June, 2012. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Brenda Dillard 853 Stirrup Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-03-0-066.00

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, **Michael S. Malley and Blake C. Malley as the sole heirs of the Estate of Austin Malley Jr.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brenda Dillard**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 336, SECTION 1, WALNUT HILL MANOR, as shown on plat of record in Plat Book 4460, Page 108, 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 by Quitclaim Deed from Jeany Martin, a single person to Austin Malley, Jr. as recorded on the 8th day of October, 1990 in Deed Book 8212, Page 378 and Warranty Deed from Old Hickory Lumber Division - Stringfellow Lumber Company, Inc. to Austin Malley, Jr., and wife, Jeany V. Malley as recorded on the 24th day of November, 1976 in Deed Book 5090, Page 806, in the Register's Office of Davidson County, Tennessee.

Austin Malley Jr. having died on September 24, 2010 and leaving no Last Will and Testament. Michael S. Malley and Blake C. Malley were determined to be the sole heirs of Austin Malley Jr. according to Affidavits of Heirship of record in Instrument Numbers 20120614-0052251 and 20120614-0052252 in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, WALNUT HILL MANOR, as recorded in Plat Book 4460, Page(s) 108 and Instrument No. 20051104-0134156 (to amend Reserve Tract).

BILL GARRETT, Davidson County
Trans:T20120044037 DEEDWARR
Recvd: 06/14/12 13:21 2 pgs
Fees:13.00 Taxes:925.43
20120614-0052255

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4643, Page 946, amended in Book 5057, Page 885, Book 5440, Page 138 and Book 5526, Page 322.

This is improved property located at 853 Stirrup Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 8th day of June, 2012.

Michael S. Malley by Richard Biggs AS ATTORNEY IN FACT
Michael S. Malley
By Richard Biggs as the Attorney in Fact

Blake C. Malley by Richard Biggs AS ATTORNEY IN FACT
Blake C. Malley
By Richard Biggs as the Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Biggs as the Attorney in Fact for both Michael S. Malley and Blake C. Malley, with whom I am personally acquainted, and who acknowledged that as such Attorney in Fact he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of June, 2012.

Kate Rosenthal

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014