Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $117,000.00

Affiant

Subscribed and sworn to before me, this 8th day of June, 2012.

Notary Public
My commission expires: 4/23/2014

ANGELA A. RAMSEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires June 23, 2014

05-1205-65589

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles L. Malone 9 White Fawn Lane Pittsburg, PA 15238	NEW OWNER	082-04-0 364.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dwight Sesler and wife, Faye Sesler, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles L. Malone, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the easterly fifty (50) feet of Lot No. 42 on the Plan of W. H. Hyronemus' Addition to Nashville as of record in Book 161, Page 174, Register's Office, Davidson County, Tennessee, and being more particularly described as follows: Beginning at an iron pin located in the northerly margin of Granada Avenue, North 88° 00' West 620 feet from the northwesterly intersection of the margins of Granada Avenue and Lambert Street; thence with the northerly margin of Granada Avenue, North 88° 00' West, for a distance of 50 feet to an iron pin; thence North 1° 30' East 168 feet to an iron pin located in the southerly margin of an unimproved alley; thence with the southerly margin of the said alley South 88° 00' East for a distance of 50 feet to an iron pin; thence South 1° 30' West, 168 feet to an iron pin, the point of beginning.

Being the same property conveyed to Dwight Sesler and wife, Faye Sesler by deed from K. Brett Chrisp and wife, Lynette K. Chrisp, dated October 26, 2010, recorded November 1, 2010 in Instrument No. 20101101-0087107, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 909 Granada Avenue, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120044900 DEEDWARR
Recvd: 06/18/12 14:53 2 pgs
Fees:13.00 Taxes:432.90
20120618-0053323

WITNESS my hand this 8th day of June, 2012.

Dwight Sesler

Faye Sesler

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dwight Sesler and Faye Sesler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 8th day of June, 2012.

State of Tennessee at Large

My Commission expires
4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014