WARRANTY DEED

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS: **$329,000.00.**

Affiant

Subscribed and sworn to before me this 5th day of April, 2013.

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
JoAnn Berry	Avenue Bank	160-11-0-070.00
5617 Trousdale Drive	3823 Cleghorn Avenue	
Brentwood, TN 37027	Nashville, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Donald L. Maloney and Harriette K. Maloney, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **JoAnn Berry**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 35 on the plan of Phase 9, Hearthstone, of record in Book 6900, page 374, as corrected in Book 7334, page 188, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donald L. Maloney and Harriette K. Maloney, by deed from Stephen F. Johansson and wife, Mary R. Johansson, on September 28, 2007, of record in Instrument Number 20071001-0116361, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 6900, page 374, as corrected in Book 7334, page 188, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7302, page 92; and Book 7053, page 982; and Book 9945, page 958; and Book 5409, page 485, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5617 Trousdale Drive, Brentwood, TN 37027**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 5, 2013.

BILL GARRETT, Davidson County
Trans:T20130029040 DEEDWARR
Recvd: 04/10/13 09:01 2 pgs
Fees:13.00 Taxes:1217.30
20130410-0035306

Donald L. Maloney

Harriette K. Maloney

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donald L. Maloney and Harriette K. Maloney,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 5, 2013

My commission expires 1-6-2015

Notary Public

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE