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. 31298-07-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $921,500.00. Affiant Subscribed and sworn to before me this 15th day of August, 2013. Notary Public My Commission Expires: 6.26.16

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Luis Vega, Marina Vega 2409 Oakland Avenue Nashville, TN 37212	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 104 160 20400

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, **Anne Malham, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Luis Vega and Marina Vega, husband and wife** ("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 2409 Oakland Avenue, Nashville, TN 37212

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.

Arnie S. Malham joins in the execution of this instrument for the purposes of conveying his marital interest in subject property.

Davidson County DEEDWARR
Recvd: 08/19/13 08:17 4 pgs
Fees:23.00 Taxes:3409.55
20130819-0086564

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of August, 2013.

Anne Malham

Arnie S. Malham by Anne Malham Attorney-In-Fact
BY: Anne Malham, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Anne Malham**, 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, at office, this 15th day of August, 2013.

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDOSN SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Anne Malham**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said **Arnie S. Malham** and is authorized by the said **Arnie S. Malham** to execute this instrument on his behalf.

Witness my hand, at Office, this 15th day of August, 2013.

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 1/2 of Lot No. 168 on the Belmont Land Company's Plan of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Arnie Malham and wife, Anne Malham, by deed dated July 8, 2004, from Alliance Construction, Inc., of record in Instrument No. 20040712-0082583, Register's Office for Davidson County, Tennessee. Arnie Malham conveyed his interest in subject property to Anne Malham by quitclaim deed dated September 7, 2005, of record in Instrument No. 20050914-0110818, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantees.
2. Restrictive covenants contained in an instrument of record in Book 447, page 30, 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).
3. All matters appearing on the Plan of record as Book 421, page 34, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Cheryl Dillon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ryan Rafoth, a notary public for this county and state, Cheryl Dillon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6.26.16
Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY