This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**

BILL GARRETT, Davidson County
Trans:T20130078210 DEEDWARR
Recvd: 09/10/13 09:46 3 pgs
Fees:18.00 Taxes:849.15
20130910-0095345

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Benjamin J. Stringer and wife, Blerina Valikaj-Stringer, formerly known as Blerina Valikaj,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **James E. Malloy and Judith A. Malloy, husband and wife,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 504, Building E, as shown on the plan of Parklane Condominiums, Phase II, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Book 7400, Page 130, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Benjamin J. Stringer and wife, Blerina Valikaj by Deed from Emmanuel Botzolakis and wife, Liya Beyderman, dated 04/16/2007 and filed for record on 04/18/2007 in Instrument 200704180046202, Register's Office for Davidson County, Tennessee.

Map & Parcel: 103080B50400CO

This property is known as: **504 Sloan Rd., Unit 504, Nashville, TN 37209-4655**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

SUBJECT to Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 6th day of September, 2013.

Benjamin J Stringer by James Stringer, his Attorney-in-Fact

Benjamin J. Stringer by James Stringer, his Attorney-in-Fact

Blerina Valikaj by James Stringer, her Attorney-in-Fact

Blerina Valikaj-Stringer by James Stringer, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Stringer with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact for Benjamin J. Stringer and Blerina Valikaj-Stringer and is authorized by Benjamin J. Stringer and Blerina Valikaj-Stringer to execute this instrument on their behalf.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 6th day of September, 2013.

GERALD A. SMITH JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires:

1-15-14

Grantee(s) Name, Address:	Send Tax Statement To:
James E. Malloy and Judith K. Malloy	New Owner
504 Sloan Rd., Unit 504	
Nashville, TN 37209-4655	

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$229,500.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 4th day of September, 2013.

Affiant

Donna Tisdale
Type or Print Name

(Seal)

Notary Public

My commission expires:

1-15-14

GERALD A. SMITH JR.
Type or Print Name