THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14010008**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $630,000.00. Affiant Subscribed and sworn to before me, this 12th day of February, 2014. Notary Public My Commission Expires: 7-6-15

BILL GARRETT, Davidson County
Trans:T20140010796 DEEDWARR
Recvd: 02/14/14 10:37 2 pgs
Fees:13.00 Taxes:2331.00
20140214-0013115

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

WARRANTY DEED

Address New Owner: Molly S. Malone James E. Malone 4215 Sneed Rd Nashville TN 37215	Send Tax Bills To: First State Bank P. O. Box 839 Union City, TN 38281	Tax Information: Tax Parcel ID No. 13004005000

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, **Allison B. Laffer** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Molly S. Malone and James E. Malone** ("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 the Southerly one-half of Lot No. 4, and that part of a 5 foot reserved strip immediately West of Lot No. 4, on the Plan of Belle Meade Annex Subdivision, as of record in Book 547, Page 66, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 100 feet on the Westerly side of Sneed Road, and together with said reserved strip runs back between parallel lines, 300 feet to a dead line.

Being the same property conveyed by Quitclaim Deed from Arthur B. Laffer, Sr. to Allison B. Laffer as recorded on the 30th day of November, 2012 in Instrument No. 20121130-0109992; Warranty Deed from Arthur B. Laffer and wife, Melissa Laffer to Arthur B. Laffer, Sr. as recorded on the 14th day of August, 2012 in Instrument No. 20120814-0072772 and Warranty Deed from Cullen E. Douglass, IV, a married man and Chad E. Greer, a married man to Arthur B. Laffer and wife, Melissa Laffer as recorded on the 15th day of August, 2003 in Instrument No. 20030815-0118083, 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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELLE MEADE ANNEX SUBDIVISION, as recorded in Plat Book 547, Page(s) 66.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 4215 Sneed Rd Nashville TN 37215

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 10th day of February, 2014.

Allison B. Laffer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Allison B. Laffer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of February, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014