WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

B-VRES-14-3315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2014.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Malone	**Gardner Financial Services**	
(NAME)	(NAME)	
3315 Glencliff Rd.	**3503 Paesanos Parkway**	**13303018000**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**San Antonio, TX 78231-1225**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **RONALD K. ALLEN, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES C. MALONE, A SINGLE MAN** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 205 on the Plan of Glencoe Acres, Section II of record in Plat Book 1835, Page 136, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald K. Allen, unmarried by Deed from James D. Huggins, a married man of record at Instrument No. 20080502-0044826, Register's Office for Davidson County, Tennessee, dated April 30, 2008 and recorded on May 2, 2008.

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 136, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1785, Page 495, Book 2088, page 534 and Book 2105, page 633, in the Register's Office for Davidson County, Tennessee.
- Utility easement of record in Book 2099, Page 408, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3315 Glencliff Rd., Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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:T20140017855 DEEDWARR
Recvd: 03/17/14 14:41 2 pgs
Fees:13.00 Taxes:628.63

20140317-0022003

Witness my/our hand(s) this the 14th DAY OF MARCH, 2014.

Ronald K. Allen

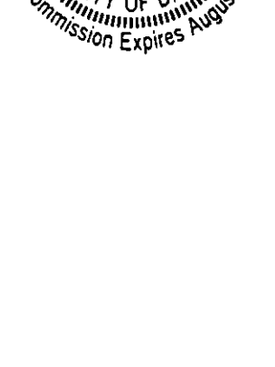
Ronald K. Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD K. ALLEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of March, 2014.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212