BILL GARRETT, Davidson County
Trans:T20140030300 DEEDWARR
Recvd: 05/02/14 12:30 2 pgs
Fees:13.00 Taxes:1693.93
20140502-0037415

Prepared by: RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $457,819.96

Richard Watkins
Affiant

Subscribed and sworn to before me, this 28th day of April, 2014.

Karen McCalla
Notary Public
My commission expires: April 12, 2015

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

02-1404-48961

Address of New Owner:	Send Tax Bills to:	Tax Information
Lorraine Malden, 1711 14th Avenue South Nashville TN 37212	Lorraine Malden 28925 Medea Mesa Road Agoura, CA 91301	105-05-0-B-001.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Quinn Colin Cusson, and wife, Denise Cusson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lorraine Malden, Trustee, of the 1908 Belmont Trust U/A/D January 23, 2014, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. A, on the Plan of Edgehill Townhomes, a Townhouse, P.U.D., as shown on the plan shown as Revised Exhibit "B" to the Declaration of Protective Covenants, Conditions, and Restrictions for Edgehill Townhomes, a Townhouse Planned Unit of record in Instrument Number 20100405-0025347, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Quinn Colin Cusson, an unmarried person by deed from Cornerstone Investments, Inc., dated April 6, 2010, recorded April 8, 2010, of record in Instrument No. 20100408-0026694, Register's Office for Davidson County, Tennessee.

Denise Cusson, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1711 14th Avenue South, Nashville, TN 37212

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 28th day of April, 2014.

Quinn Colin Cusson

Denise Cusson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Quinn Colin Cusson and wife Denise Cusson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of April, 2014.

State of Tennessee at Large

My Commission expires

12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON