# WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Deanie L. Gregory, Attorney-at-Law
200 Madison Street
Madison, TN 37115
WITH INFORMATION FURNISHED BY THE PARTIES HERETO AND WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION

BILL GARRETT, Davidson County
Trans:T20150011926 DEEDWARR
Recvd: 02/18/15 11:27 2 pgs
Fees:13.00 Taxes:185.00
20150218-0014043

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| BRENDA J. STEWART | Brenda J. Stewart | 08416011600 |
| (NAME) | (NAME) | |
| 2461 Fairbrook Drive | 2461 Fairbrook Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Nashville, TN 37214 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, HARVEY E. MALONE, JR., UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRENDA J. STEWART, UNMARRIED, HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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 Lot No. 46 on the Map of Donelson Park Place, of record in Book 547, Page 73, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 50 feet on the northerly side of Park Drive and runs back between parallel lines 199.5 feet to a dead line.

Being the same property conveyed to Harvey E. Malone, Jr. and wife, Helen Malone by Warranty Deed from Hershel Summers and wife, Robbie Marlin Summers dated June 5, 1961, recorded in Book 3226, Page 633, Register's Office for Davidson County, Tennessee. The said Helen Malone having since died.

THE ABOVE PROPERTY DESCRIPTION IS COPIED FROM ABOVE RECORDED WARRANTY DEED.

THIS CONVEYANCE IS MADE SUBJECT TO ANY MATTERS THAT WOULD BE DISCLOSED BY A TITLE SEARCH AND/OR EXAMINATION OF TITLE INCLUDING, BUT NOT LIMITED TO THOSE MATTERS SET FORTH ON THE PLAN OF DONELSON PARK PLACE OF RECORD IN BOOK 547, PAGE 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; UNPAID PROPERTY TAXES, IF ANY, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

unimproved ☐

This is improved ☑ property, known as 2528 Park Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 12th day of February, 2015.

Harvey E. Malone Jr.

STATE OF TENNESSEE

COUNTY OF Davidson

On this 12th day of February, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Harvey E. Malone Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

