WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150106578 DEEDWARR
Recvd: 12/17/15 11:07 2 pgs
Fees:13.00 Taxes:1219.52
20151217-0126977

O-VD-15-606-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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)
The Robert J. Malone Living Trust dated August 15, 2002	**Robert J. Malone**	
(NAME)	(NAME)	
418761 McFarland Avenue	**18761 McFarland Avenue**	**083-06-0-333.00**
(ADDRESS)	(ADDRESS)	
Saratoga, CA 95070	**Saratoga, CA 95070**	
(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 **CHRISTINE E. HASTINGS, UNMARRIED AND VITA DENNIS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THE ROBERT J. MALONE LIVING TRUST DATED AUGUST 15, 2002,** 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 the Southerly 46 feet of Lot No. 10 on the Plan of Map of George Shields East End Subdivision of record in Plat Book 57, Page 112, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Said part of Lot No. 10 front 46 feet on the Westerly margin of Rudolph Avenue and extends Back Between parallel lines 147 1/2 feet to an alley.

Being the same property conveyed to Christine E. Hastings, unmarried by Warranty deed from Beryl Elizabeth Walker, unmarried of record in Instrument No. 20140311-0020268 Register's Office for Davidson County, Tennessee, dated March 06, 2014 and recorded on March 11, 2014.

Being the same property conveyed to Christine E. Hastings and Vita Dennis, as tenants in common with rights of survivorship by Quitclaim deed from Christine E. Hastings of record in Instrument No. 20140520-0043281 Register's Office for Davidson County, Tennessee, dated April 25, 2014 and recorded on May 20, 2014.

Christine Hastings and Christine E. Hastings being one and the same person.

Power of Attorney for Christine Hastings being recorded simultaneously herewith in instrument number 20151217-0126976.

This conveyance is subject to:
- Taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein;
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 112, 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: **606 Rudolph Avenue , Nashville, Tennessee 37206-1813**.

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.

Witness my/our hand(s) this the 14th DAY OF DECEMBER, 2015.

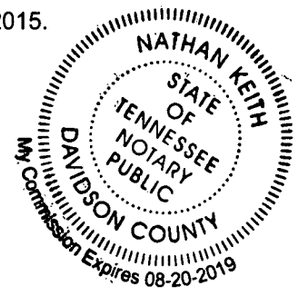
Christine E. Hastings by Vita Dennis as attorney in fact
Christine E. Hastings by Vita Dennis, Attorney In Fact

Vita Dennis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vita Dennis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHRISTINE E. HASTINGS, and who acknowledged he/she/they executed the same as the free act and deed of the said CHRISTINE E. HASTINGS.
Witness my hand and official seal, this the 14th of December, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VITA DENNIS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of December, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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