Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$125,000.00** J. R. Malone
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 21st day of June, 2016.
| Susan Frensley Newton
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J.R. Malone 174 Woodson Lane Nashville, TN 37211	New Owner	133-07-0-235.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Lisa Vargas, Trustee under the Irrevocable Trust Agreement of Audrey M. Boaz, dated August 25, 2015

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

J.R. Malone

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 43 on the Map of Parma Heights Subdivision, as of record in Book 2133, page 23, Register's Office for Davidson County, Tennessee. Said Lot No. 43 fronts 79.8 feet on the northerly side of Woodson Lane and extends back between lines 176.4 feet on the easterly line and 169.69 feet on the westerly line to a dead line in the rear measuring 103.1 feet thereon.

Being the same property conveyed to Lisa Vargas, Trustee under the Irrevocable Trust Agreement of Audrey M. Boaz, dated August 25, 2015, by Quitclaim Deed from Audrey M. Boaz of record in Instrument Number 20150831-0087897, Register's Office for Davidson County, TN.

This instrument was prepared by information furnished by the parties herein. No warranty of title either expressed or implied.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 2133, Page 23, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 2104, Page 614, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **174 Woodson Lane, Nashville, TN 37211**
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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(s) this 21st day of June, 2016.

Lisa Vargas Trustee
Lisa Vargas, Trustee

BILL GARRETT, Davidson County
Trans:T20160053527 DEEDWARR
Recvd: 06/23/16 12:03 2 pgs
Fees:13.00 Taxes:462.50
20160623-0064129

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Lisa Vargas, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged the she is the Trustee of the Irrevocable Trust Agreement of Audrey M. Boaz, dated August 25, 2015and is authorized by the Trust, to execute this instrument on behalf of the Trust.

Witness my hand, at office, this 21st day of June, 2016.

NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

My Commission Expires: 9-11-17

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076