BILL GARRETT, Davidson County
Trans:T20170027236 DEEDWARR
Recvd: 03/31/17 10:35 2 pgs
Fees:13.00 Taxes:684.50
20170331-0031490

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW170300

WARRANTY DEED

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2017.

NOTARY PUBLIC

My commission expires: 7/30/17

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Jean Hannah 981 Old Lebanon Dirt Road Hermitage, TN 37076	Same address as new owner	076 00 0 152.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Five Thousand and 00/100 Dollars ($185,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL MALONE AND WIFE, TAMMY MALONE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **KIMBERLY JEAN HANNAH**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land located in Hermitage, Nashville, Davidson County, Tennessee, being located on the northerly margin of Old Lebanon Dirt Road 365 feet more or less west of the Davidson and Wilson County line and being bounded on the north by Federal National Mortgage Assn. Land, on the east by Glover, on the south by Old Lebanon Dirt Road and on the west by Malone (parent tract to the herein described land) and Evans and being described according to a survey dated 8-31-01 by Campbell, McRae and Associates Surveying Inc. 2918 Berry Hill Drive, Nashville, Tennessee 37204 (John Hood TN RLS #1838) more particularly as follows:

Commencing at an iron rod (old) on the northerly margin of Old Lebanon Dirt Road, said rod being the southeast corner of the Timothy and Terri Malone land (Book 9767, page 651 R.O.D.C., TN) and the southwest corner of the remainder of the Bobby Malone land (Book 7157, page 871 R.O.D.C., TN), the parent tract to the herein described tract of land; thence along said Northerly margin of Old Lebanon Dirt Road N 86 deg. 58' 41" E 163.28 feet to a point; thence N 84 deg. 06' 57" E 59.48 feet to a iron rod (new) the true point of beginning for the herein described tract of land; thence leaving said northerly margin, severing said Bobby Malone the following 8 calls: N 15 deg. 32' 53" W 572.76 feet to a large tree; thence N 38 deg. 54' 10" W 111.97 feet to an iron rod (old); thence N 34 deg. 54' 22" E 266.03 feet to an iron rod (new); thence N 21 deg. 27' 08" W 200.00 feet to an iron rod (new); thence S 68 deg. 32' 52" W 219.54 feet to an iron rod (new); thence N 43 deg. 06' 02" W 217.47 feet to an iron rod (new); thence S 28 deg. 33' 46" W 151.06 feet to an iron rod (new); thence N 61 deg. 55' 07" W 59.50 feet to an iron rod (new); thence N 28 deg. 33' 46" E 217.90 feet to a point in the centerline of Stoners Creek in the southerly line of the Federal National Mtg. Assn land (Book 8876, page 4 R.O.D.C., TN); thence with the centerline of said Stoners Creek S 52 deg. 28' 48" E 262.52 feet to a point; thence N 89 deg. 21' 39" E 72.42 feet to a point; thence N 64 deg. 17' 24" E 149.95 feet to a

point; thence N 85 deg. 01'31" E 96.05 feet to a point; thence leaving said Stoners Creek S 38 deg. 33' 22" E 230.86 feet to an iron rod (old); thence S 43 deg. 05' 27" E 98.83 feet to an iron rod (old) in the line of the Robert Glover land (Book 9495, page 360 R.O.D.C., TN); thence with said Glover S 33 deg. 57' 14" W 280.47 feet to an iron rod (Old); thence S 30 deg. 14' 44" W 159.45 feet to an iron rod (old); thence S 09 deg. 26' 09" E 501.31 feet to an iron rod (new) in the northerly margin of said Old Lebanon Dirt Road; thence with said northerly margin S 84 deg. 06' 57" W 50.10 feet to the point of beginning.

Being the same property conveyed to Michael Malone and wife, Tammy Malone, by Quitclaim Deed from Bobby Malone and wife, Joyce Malone, dated 10/19/2001, recorded 5/21/2002, of record in Instrument #20020521-0061734, and by Correction Deed dated 07/22/02 of record in Instrument #20020722-0087688, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 981 Old Lebanon Dirt Road, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of February, 2017.

MICHAEL MALONE

TAMMY MALONE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Michael Malone and wife, Tammy Malone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of February, 2017.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: 7-24-2017