29448-8

Box 14

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$69,500.00.** Affiant Subscribed and sworn to before me, this the 24th day of April, 2017. Notary Public My commission expires: 4/17/21 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170034612 DEEDWARR
Recvd: 04/25/17 10:01 2 pgs
Fees:13.00 Taxes:257.15
20170425-0040341

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Five Star Invest, LLC, a Tennessee limited liability company	**OWNER**	**Map 080-03-0 Parcel 012.00**
5000 Mountain Springs Dr. Apt 406		
Antioch, TN 37013-5770		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tucker Works Mallard, Jr., unmarried, Edward Lee Mallard, unmarried, Tyrone Mallard, married, Eric Coleman, unmarried, and Shelia Louise Mallard Haley, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Five Star Invest, LLC, a Tennessee limited liability company

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:

Land in Davidson County, Tennessee, being Lot No. 545 on the Plan of Bordeaux Hills, Section Eight, of record in Book 4175, Page 113, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Robert Thomas Ransom and wife, Laverta Ransom, by Deed dated October 19, 1970 from Coleman Realty Company of record in Book 4463, Page 567, Register's Office for Davidson County, Tennessee. The said parties having since died with Robert Thomas Ransom having predeceased Laverta Ransom. The said property was devised to Tucker Works Mallard by the Last Will and Testament of Leberta Ranson, of record in Will Book 190, Page 704, Probate Court for said County, and in Book 9343, Page 3, Register's Office for said County. Laverta Ransom being one and the same person as Leberta Ranson. The said Tucker Works Mallard having died on April 11, 2010. The said property was devised to Tucker Works Mallard, Jr., Edward Lee Mallard, Tyrone Mallard, Eric VanWellington Mallard, and Shelia Louise Mallard Haley by the Last Will and Testament of Tucker Works Mallard, of record in Probate No. 11P-1724, Seventh Circuit Court for Davidson County, Tennessee (Probate Division), and of record in Instrument No. 20120109-0002127, Register's Office, and by Order of Probate Only for Muniment of Title of record in Probate No. 11P-1724, and Affidavit of Heirship of record in Instrument No. 20120109-0002128, said Register's Office. Eric Van Wellington Mallard aka Eric VanWellington Mallard died August 8, 2016. Eric Coleman was determined to be the sole heir-at-law by Affidavit of Heirship, of record in Instrument No. 20170425-0040340, said Register's Office.

This instrument is being executed on behalf of Tucker Works Mallard, Jr. by Edward Mallard, brother and Conservator of the person, pursuant to a Petition for Court Approval for Sale of Real Property and Expansion of Conservatorship filed in the Seventh Circuit Court for Davidson County, Tennessee on March 21, 2017.

This property is not now nor ever has been the principal residence of Tyrone Mallard or his spouse.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 4175, Page 113, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 4397, Page 742, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **3404 Cocoa Drive, Nashville, Tennessee 37218**

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 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/our hand(s) this **24th** day of **April, 2017.**

Tucker Works Mallard Jr
by Edward Mallard Conservator
Tucker Works Mallard, Jr. by Edward Mallard, Conservator

Tyrone Mallard
Tyrone Mallard

Shelia Louise Mallard Haley
Shelia Louise Mallard Haley

Edward Lee Mallard
Edward Lee Mallard

Eric Van Willington Coleman
Eric Coleman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Edward Mallard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Conservator of the person for **Tucker Works Mallard, Jr.**, and that he as such Conservator executed the foregoing instrument on behalf of and as the personal act and deed of the said **Tucker Works Mallard, Jr.**, for the purpose therein contained, by signing the name of **Tucker Works Mallard, Jr.,** by himself as Conservator.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **April, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Edward Lee Mallard, Tyrone Mallard, Eric Coleman, and Shelia Louise Mallard Haley,** the within named sellers, 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 official seal at Nashville, Tennessee, this **24th** day of **April, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21