THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170411428** BILL GARRETT, Davidson County Trans:T20170039290 DEEDWARR Recvd: 05/09/17 09:32 2 pgs Fees:13.00 Taxes:1924.00 20170509-0045818	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$520,000.00. Affiant Subscribed and sworn to before me, this5th day of May, 2017. Notary Public My Commission Expires: WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Alex W Malone and Ashley G Malone 309 SCOTT AVE Nashville TN 37206-2425	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 08302034600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William M. Hurst, an unmarried man and Christopher L. Murlin, an unmarried man, as joint tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alex W Malone and Ashley G Malone, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Situated in the County of Davidson, State of Tennessee:

Being Lot No. 2 on the Plan of Fischer Subdivision of record in Instrument No. 20050602-0062808, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Quit Claim Deed from William M. Hurst, an unmarried man to William M. Hurst, an unmarried man and Christopher L. Murlin, an unmarried man, as joint tenants with right of survivorship as recorded on the 9th day of March, 2015 in Instrument No. 20150309-0019660 and Warranty Deed from Joey D. McDaniel, married to William M. Hurst, unmarried as recorded on the 25th day of April, 2012 in Instrument No. 20120425-0035221, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FISCHER SUBDIVISION, as recorded in Instrument No. 20050602-0062808.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 309 SCOTT AVE Nashville TN 37206-2425

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of May, 2017.

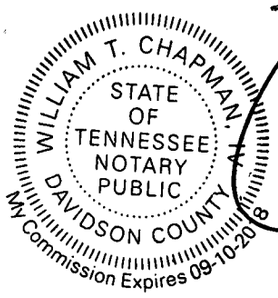
William M. Hurst

Christopher L. Murlin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William M. Hurst and Christopher L. Murlin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2017.



Notary Public