BILL GARRETT, Davidson County
Trans:T20170058904 DEEDWARR
Recvd: 07/10/17 15:47 2 pgs
Fees:13.00 Taxes:2405.00

20170710-0069347

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-3-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
3424 Benham, LLC	New Owner	
(NAME)	(NAME)	
2317 Cruzen St.		117-07-0-090.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **NANCY L. MALONE AND ELIZABETH LEN MALONE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **3424 BENHAM, 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:

Being the Southerly half of Lot No. 181 and the Northerly 20 feet of Lot No. 180 on the Plan of the North part of Noel's Subdivision of Watkins Grove, as of record in Book 547, Page 156, Register's Office for said County.

Said parts of said lots adjoin and front together 120 feet on the East side of Benham Street and run back between parallel lines, 200 feet to a dead line in the rear.

Being the same property conveyed to William F. Malone and wife, Ida Mae Malone by Warranty Deed from Charles S. Lamb and wife, Frances Lamb, recorded on the 19th day of July, 1965 in Deed Book 3913, Page 661, in the Register's Office of Davidson County, Tennessee. Ida Mae Malone died on October 5, 1984 leaving William F. Malone as sole surviving tenant by the entirety. William F. Malone aka William Fletcher Malone died on October 3, 1985 leaving a Holographic Will. Nancy L. Malone and Elizabeth Len Malone are the devisees under the Will of William F. Malone probated under Docket No. 77276 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This was not the principal place of residence for either of the said Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3424 Benham Avenue, Nashville, TN 37215
(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 this 28 day of June, 2017

NANCY L. MALONE

ELIZABETH LEN MALONE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy L. Malone and Elizabeth Len Malone, the bargainors, 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 28th day of June, 2017.

Commission expires:

TRACI L. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-10-2019

Notary Public