This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2017070006

Davidson County DEEDWARR
Recvd: 07/31/17 10:19 3 pgs
Fees:18.00 Taxes:1235.80
20170731-0077174

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $334,000.00

Sworn to and subscribed before me this 27th day of July, 2017.

Affiant

Notary Public 3.10.19

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:
Ryan & Rachel Malone
205 46th Ave. North
Nashville, TN 37209

Send Tax Bills to:
Community Mortgage
19045 E Valley View Pkwy #F
Independence, Missouri
64055

Map-Parcel Numbers:
103-04-0-034.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nathan A. Ward and wife, Tara Ward** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ryan G. Malone and Rachel E. Malone, husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Part of Lots 502, 504 and 506 in Block 26 on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Westerly margin of 46th Avenue, North, formerly called Fifth Street, and as widened and said point of beginning is 93 feet South of the Southwest corner of 46th Avenue, North and Idaho Avenue; thence along said 46th Avenue, North 57 feet to a point, which is the Northwest corner of an alley and 46th Avenue, North; thence along the Northerly line of said alley, 100 feet to a point; thence at right angles Northerly and parallel with the Easterly line of Lot 502, 57 feet to a point; thence at right angles Eastwardly and along a line parallel with Idaho Avenue, 100 feet to 46th Avenue, North, to the point of beginning.

Being the same property conveyed to Nathan A. Ward by Warranty deed from Mary C. Hall, unmarried of record in Instrument No. 20020204-0015198 Register's Office for Davidson County, Tennessee, dated January 31, 2002 and recorded on February 04, 2002.

This is improved property known as **205 46th Ave. North, Nashville, TN 37209.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by _____Grantor _X___ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 27th day of July, 2017.

Nathan A. Ward

Nathan A. Ward

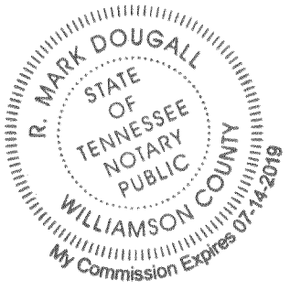
Tara Ward by Nathan A. Ward, Attorney in Fact

Tara Ward by Nathan A. Ward, Attorney in Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Nathan A. Ward, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of July, 2017.

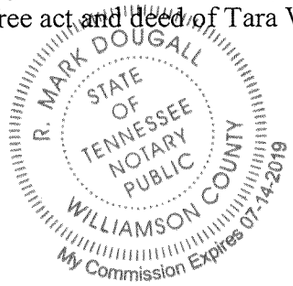


_____
Notary Public

State of Tennessee
County of Williamson

On this 27th day of July, 2017, before me personally appeared Nathan A. Ward, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as attorney in fact on behalf of Tara Ward, and acknowledged that [s]he executed the same as the free act and deed of Tara Ward.

Witness my hand, at office, on this 27th day of July, 2017.



_____
Notary Public

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

