WARRANTY DEED

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, THIS THE 18TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

LESLIE C. LOUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

Bill Garrett Davidson County
Batch# 106392 DEEDWARR
06/19/2018 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20180619-0058831

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0328

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sheldon Yoder and Sara Amber Staley	Franklin American Mtg.	11810017600
(NAME) 3503 Rainbow Place	(NAME) 6100 Tower Circle Suite 600	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Twenty Thousand And No/100 Dollars ($520,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PATRICK M. MALONE, GUARDIAN FOR BEATRICE ROSE MALONE, HEIR OF THE ESTATE OF KATHERINE R. MALONE,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHELDON YODER AND SARA AMBER STALEY, HUSBAND AND WIFE,
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 the Southerly 65 feet of Lot No. 76 and the Northerly 10 feet of Lot No. 78 on the Plan of Woodmont Boulevard Section of Marengo Park, of record in Book 1130, Page 2, Register's Office for said County.

Said parts of Lot Nos. 76 & 78 fronts 75 feet on the Westerly margin of Rainbow Place, formerly Shirley Place and extends back 175.67 feet on the Northerly line and 180.67 feet on the Southerly line to a dead line in the rear, measuring 75.0 feet thereon.

BEING the same property conveyed to Katherine R. Malone by deed from Harriet W. Kirk and Rainey Kirk, of record in Instrument 20161117-0121287, dated November 16, 2016, Register's Office for said County. The said Katherine R. Malone died intestate on August 3, 2017, leaving as Sole Heirs the Grantors herein. See also Affidavit of Heirship of record in Instrument 201806190058830, said Register's Office. See also Probate No. 17P1454 of record in Probate Court of Davidson County, Tennessee.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1130, Page 2, said Register's Office.

unimproved ☒
This is improved ☐ property, known as 3503 Rainbow Place, Nashville, TN 37204
(House No.) (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 our hands this 18th day of June, 2018.

Patrick M. Malone, Guardian for Beatrice Rose Malone
Heir of the Estate of Katherine R. 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 Patrick M. Malone, Guardian for Beatrice Rose Malone heir of the estate of Katherine M. Malone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this June 18, 2018.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Robert L. Scruggs , do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Robert L Scruggs

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco , a notary public for this county and
Notary's Name

state, Robert L. Scruggs , who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

