This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2539

Karen Y Johnson Davidson County
Batch# 149648 DEEDWARR
10/05/2018 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20181005-0099331

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of October, 2018

Notary Public
My Commission Expires: 3/8/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shavron M. Dalton Qiandra V. Dalton 308 Clearlake Drive Nashville, TN 37217	New Owner	81-16-28.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Estate of Lillie B. Malone (Prior deed erroneosuly stated Lillie C. Malone)**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Shavron M. Dalton and Qiandra V. Dalton, husband and wife**, hereinafter called the Grantee(s), his/her/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 south 10 feet of Lot No. 220 and the north 20 feet of Lot No. 221 in McGavock and Wetmore and Other's Addition, called "The Addition to the Town of McGavock", as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said parts of said Lots 220 and 221 adjoin and front together 30 feet on the easterly side of 14th Avenue North (formerly Alberta Avenue), and run back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Sammie Malone and wife, Lillie C. Malone by Installment Deed from Jack J. Cohen and wife, Bessie D. Cohen, dated February 27, 1968, recorded February 27, 1968, of record in Book 4214, page 883, Register's Office for Davidson County, Tennessee. The Sammie Malone having since died on February 7, 1991, property vesting in Lillie C. Malone by operation of law as sole surviving heir in the entirety.

NOTE: PRIOR DEED ERRONEOUSLY STATE LILLIE C MALONE, THE CORRECT NAME OF THE GRANTOR IS LILLIE B MALONE.

This is improved property located at: **1512 B 14th Avenue, Nashville, TN 37208.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 1st day of October, 2018.

GRANTOR:

Estate of Lillie B. Malone

By: Theresa M Cartwright, Administratrix
Theresa M. Cartwright, Administratrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Theresa M. Cartwright, Administratrix of the Estate of Lillie B. Malone, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of October, 2018.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 6, 2021

I. M. [illegible]
Notary Public
My Commission expires: 3/6/2021

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

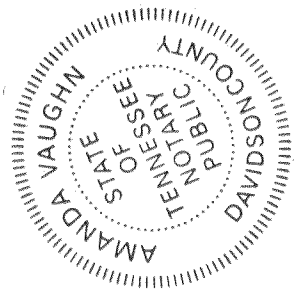
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)