# WARRANTY DEED

Karen Johnson Davidson County
Batch# 255142 DEEDWARR
07/11/2019 08:49:28 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20190711-0067476

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Janet L. McKeon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF July, 2019.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 2, 2022

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 |
|---|---|---|
| Judith C. Isenhour | SAME | |
| (NAME) 4500 Post Road, Unit 20 | (NAME) | 103-14-A 20 CO |
| (ADDRESS) Nashville, TN 37205 | (ADDRESS) | |
| (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, I, **PATRICK A. MALONE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUDITH C. ISENHOUR, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE, HER 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 Unit B-20 on the Plan of The Hillwood of record in plat Book 6250, page 503, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof; together with the appurtenant interest in the common elements of The Hillwood, a horizontal property regime established by Master Deed of record in Book 5280, page 464, as amended in Book 5281, page 357, Book 6553, page 108, Book 6612, page 155, Book 7702, page 606 and Book 7822, page 263, said Register's Office.**

**The legal description was corrected by Scrivener's Affidavit of record in Instrument No. 20190703-0064866, said Register's Office.**

**Being the same property conveyed to Arnold L. Malone and wife, Ella M. Malone by deed dated June 6, 1978 from Thomas V. White, Trustee of record in Book 5296, page 694, Register's Office for Davidson County, Tennessee. The said Arnold L. Malone having predeceased Ella M. Malone. Ella M. Malone, being one and the same as Ella Sue Malone having since died on March 25, 2010, leaving a Last Will and Testament, which was filed and probated in Docket No. 10P538, Probate Court for Davidson County, Tennessee. In accordance with the terms of the Will, Ella Sue Malone directed that the Personal Representative administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to Patrick A. Malone. By Executor's Deed dated November 29, 2010 of record in Instrument No. 20101202-0096185, Register's Office for Davidson County, Tennessee, Patrick A. Malone, as the Personal Representative of the Estate of Ella Sue Malone, conveyed subject property to Patrick A. Malone. By Quitclaim Deed dated December 17, 2010 of record in Instrument No. 20101221-0101257, Register's Office for Davidson County, Tennessee, Patrick A. Malone conveyed subject property to Patrick A. Malone and Sonja K Malone as tenants by the entirety. The said Sonja K. Malone having since died on April 2, 2017 leaving Patrick A. Malone as surviving tenant by the entirety.**

**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 4500 Post Road, Unit 20, Nashville, TN 37205
(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 10th day of July, 2019

Patrick A. Malone

PATRICK A. 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 A. Malone, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of July, 2019.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019