| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF Wilson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of May, 2011<br>Notary Public<br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL) |
|---|---|

BILL GARRETT, Davidson County
Trans:T20110031687 DEEDWARR
Recvd: 05/27/11 10:12 2 pgs
Fees:13.00 Taxes:440.30
20110527-0040715

Lisa M Sheppard
State of Tennessee
Notary Public
Rutherford County

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Amy Maloney | First Community Mortgage, Inc. | 095020A12000CO |
| (NAME) | (NAME) | |
| 129 Cottage Place | 275 Robert Rose Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Murfreesboro, TN, 37129 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in 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/WE, **James S. Maloney and Deborah E. Maloney, Trustees of the James S. and Deborah R. Maloney Living Trust U/A/D Dated November 11, 1990**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Amy Maloney**, unmarried 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 61 of Cottage Place Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit C to the Master Deed of record in Book 6520, Page 745, as amended in Book 6569, Page 212, Book 6636, Page 722 and Book 6902, Page 829, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartments appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to James S. Maloney and Deborah E. Maloney, Trustees of the James S. and Deborah E. Maloney Living Trust U/A/D November 11, 1990 by Warranty Deed from Karen L. Sekerak, unmarried, recorded on the 28th day of February, 2006 in Instrument No. 20060228-0022895, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 129 Cottage Place, Nashville, TN 37214

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, has 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 **12th** day of **May, 2011**

**James S. Maloney and Deborah E. Maloney, Trustees of the James S. and Deborah R. Maloney Living Trust U/A/D Dated November 11, 1990**

**James S. Maloney and Deborah E. Maloney, Trustees of the James S. and Deborah R. Maloney Living Trust U/A/D Dated November 11, 1990**

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named James S. Maloney and Debora E. Maloney, whom I am personally acquainted and who upon their oath acknowledged themselves to be the Trustees of **James S. Maloney and Deborah E. Maloney, Trustees of the James S. and Deborah R. Maloney Living Trust U/A/D Dated November 11, 1990**, and that they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of The **James S. Maloney and Deborah E. Maloney, Trustees of the James S. and Deborah R. Maloney Living Trust U/A/D Dated November 11, 1990**..

Witness my hand and official seal, this **12th** day of **May, 2011**

Notary Public

My commission expires: 6.30.14

Lisa M Sheppard
State of Tennessee
Notary Public
Rutherford County