WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140043071 DEEDWARR
Recvd: 06/18/14 10:31 2 pgs
Fees:13.00 Taxes:754.80
20140618-0053069

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: 6-28-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aaron J. Maccaro	SAME	126150B25600CO
(NAME)	(NAME)	
7152 Commonwealth Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Matthew J. Hickey and Andrea L. Brooks, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Aaron J. Maccaro and Amada Elise Maccaro, husband and wife** , hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 133 on the Plan of Lexington Point Subdivision, Section 3, of record in Instrument No. 200201160006331, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Matthew J. Hickey and Andrea L. Brooks, husband and wife by Warranty Deed dated 04/22/2013 from Richard Melamed and Melissa Melamed f/k/a Melissa G. Ousley of record in Instrument 201304250040957, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per plat of record in Instrument 200201160006331, said Register's Office.
Restrictions of record in Instrument 200010180103445, as amended of record in Instrument 200202190021061, said Register's Office.
Right of Way Easement of record in Book 751, Page 393, said Register's Office.
Grant of Transmission Line Easement of record in Book 4230, Page 987, said Register's Office.
Easement of record in Instrument 200103290030190, said Register's Office.
Charter of the Homeowner's Association of record in Instrument 200010200104424, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7152 Commonwealth Circle, Nashville, TN 37221
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 6th day of June, 2014.

Matthew J. Hickey by Kenneth Allen Brooks, Attorney in Fact

Andrea L. Brooks by Kenneth Allen Brooks, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth Allen Brooks with whom I am personally acquainted and who proved himself to be the Attorney in Fact for Matthew J. Hickey and Andrea L. Brooks, and who being authorized to do so acknowledged executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6 day of June, 2014.

Notary Public
My Commission Expires: 8/21/17

DONALD R. BARRETT JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027