Escrow Service

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-16-18

(AFFIX SEAL)

AMY FREDRICKSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20140065944 DEEDWARR
Recvd: 09/04/14 14:41 2 pgs
Fees:13.00 Taxes:1110.00

20140904-0081134

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Raymond S. Victoria	Churchill Mortgage Corp.	186040A15400CO
(NAME)	(NAME)	
7629 Kemberton Drive	7610 Old Hickory Blvd. Ste 400	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Brentwood, TN 37027	
(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, **Scott Malott and Lisa Malott, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Raymond S. Victoria and Melissa S. Victoria, 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. 284, on the plan of Final Plat, Burkitt Place, Phase 2G, Cluster Lot Subdivision, as shown by plat appearing of record in Instrument 200705140057216 and Instrument No. 200706280077531, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Scott Malott and Lisa Malott, husband and wife by Warranty Deed dated 09/30/2010 from Drees Premier Homes, Inc., an Ohio Corporation of record in Instrument 201010180083212, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per plats of record in Instrument 200509200113225, Instrument 200705140057216, and Instrument 200706280077531, (2) Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200603060025388, as amended of record in Instrument 200702020014304, (3) Assignment of Developer's Rights of record in Instrument 201201060001500, as amended of record in Instrument 200702020014304, (4) Easement and Contribution Agreement of record in Instrument 200508160096915 and Instrument 200603170030915, (5) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances Easement of record in Instrument 200509080108101, and (6) Stormwater Detention Agreement of record in Instrument 200604270048083, said Register's Office.

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 7629 Kemberton Drive, Nolensville, TN 37135
(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 23rd day of August, 2014.

Scott Malott by Christopher R. Jackson, Attorney-in-Fact

Lisa Malott by Christopher R. Jackson, Attorney-in-Fact

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Christopher R. Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Scott Malott and Lisa Malorr, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. #_____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 23rd day of August, 2014.

#20140904-0081133

TERRI L. EVANS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/6/18

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067