WARRANTY DEED

ELIZABETH MAYSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $158,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF OCTOBER, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2.11.16

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6554 MALEY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Andrew J. Maley and Rachel A. Kitts	Firstbank	174-01-0A-071.00 CO
1044 Shire Drive	3500 Blue Lake Drive, Ste 325	
Antioch, TN 37013	Birmingham AL 35243	

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 ACKNOWLEDGE, WE,

JOEL MUSEE AND JENNIFER MUSEE (F/K/A JENNIFER ENCHILL), HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANDREW J. MALEY, AN UNMARRIED MAN AND RACHEL A. KITTS, AN UNMARRIED WOMAN

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:

Land in Davidson County, Tennessee, being Lot 32, PHASE 1, SECTION 1, FIRST AMENDMENT RIVENDELL WOODS, as shown on plat of record in Instrument No. 20070329-0037618, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Joel Musee, a single man and Henry Barnor, a single man, and Jennifer Enchill, a single woman to Joel Musee and Jennifer Musee (f/k/a Jennifer Enchill), husband and wife as recorded on the 11th day of July, 2013 in Instrument No. 20130711-0071557 and Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation to Joel Musee, a single man and Henry Barnor, a single man and Jennifer Enchill, a single woman as recorded on the 7th day of January, 2008 in Instrument No. 20080107-0001988, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, SECTION 1, FIRST AMENDMENT RIVENDELL WOODS, as recorded in Instrument Nos. 20061207-0151493 and 20070130-0012386, amended at Instrument No. 20070329-0037618, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20070607-0068416, amended at Instrument No. 20080722-0074876 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Rivendell Woods Townhomes Homeowners Association, Inc. recorded at Instrument No. 20081031-0108933.

f. Easement for Columbia Gulf, recorded in Book 4215, Page 632.

g. Easement for 150 foot Tennessee Valley Authority, recorded in Instrument No. 20040702-0079201.

h. Easement for Ingress and Egress to Family Cemetery, recorded in Instrument No. 20040702-0079201.

i. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20031104-0161896.

j. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances recorded at Instrument No. 20070522-0061016.

k. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage recorded in Book 9487, Page 908.

This is improved property known as 1044 Shire Drive, Antioch, TN 37013

BILL GARRETT, Davidson County
Trans:T20140080239 DEEDWARR
Recvd: 10/24/14 10:28 2 pgs
Fees:13.00 Taxes:584.60
20141024-0098193

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 22nd day of October, 2014.

Joel Musee by [redacted], Attorney in fact

Joel Musee

By: Jennifer Musee, Attorney-In-Fact

Jennifer Musee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in a for said County and State, personally appeared Jennifer Musee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Joel Musee for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Joel Musee.

Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of October, 2014.

Notary Public

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

My Commission Expires: 10/2/17

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, JENNIFER MUSEE, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of October, 2014.

Notary Public

My Commission Expires: 10/2/17

File #: 14-R6554 MALEY

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066