WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ELIZABETH MARGUERITE FORTIER STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2017

B-KW-15-308

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mallory Howell	New Owner	
(NAME)	(NAME)	**155-08-0A-062.00-CO**
308 Hollow Tree Court		
(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 hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JOSHUA THOMAS MECCA AND ABBEY MARIE MECCA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MALLORY HOWELL,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 62 on the Plan of Phase 1 of Poplar Creek Estates of record in Plat Book 6250, Page 647, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua Thomas Mecca and Abbey Marie Mecca, husband and wife by Warranty deed from Carly Kiggins and David Kiggins, wife and husband of record in Instrument No. 20121031-0099950 Register's Office for Davidson County, Tennessee, dated October 29, 2012 and recorded on October 31, 2012.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 647, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5349, Page 921, in the Register's Office for Davidson County, Tennessee.
- Easement(s) to Harpeth Valley Utility District of Williamson and Davidson Counties of record in Book 6613, Page 533 and Book 6613, page 536, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6662, Page 433, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Stormwater Detention Agreement of record in Book 6613, Page 705, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 6474, Page 346, as amended in Book 6486, page 587; Book 6474, page 354 and Book 6486, page 588, Book 6987, Page 966, Book 7964, Page 33 and Book 9472, page 824, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of record in Instrument Number 20011017-0113305, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **308 Hollow Tree Court , Nashville, Tennessee 37221**.

BILL GARRETT, Davidson County
Trans:T20150028029 DEEDWARR
Recvd: 04/14/15 15:10 2 pgs
Fees:13.00 Taxes:952.75
20150414-0033021

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 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 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/our hand(s) this the 13th DAY OF APRIL, 2015.

Joshua Thomas Mecca

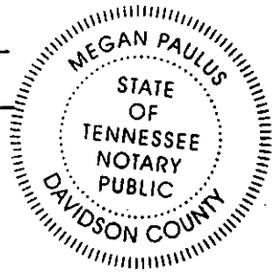
Abbey Marie Mecca

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA THOMAS MECCA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of April, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

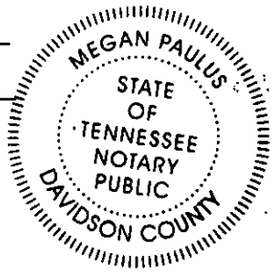


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ABBEY MARIE MECCA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of April, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
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