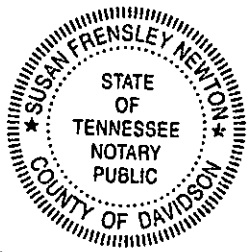
WARRANTY DEED



MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

BILL GARRETT, Davidson County
Trans:T20150029337 DEEDWARR
Recvd: 04/20/15 08:28 2 pgs
Fees:13.00 Taxes:1006.40
20150420-0034610

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elizabeth Malloy	Franklin American Mortgage Company	087010B01600CO
(NAME)	(NAME)	
304 Rachaels Meadow Court	501 Corporate Centre Dr, Ste 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(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, **DB Construction, Inc. formerly known as Alliance Construction, Inc.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Elizabeth Malloy and Kevin Malloy, wife and husband**, 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. 16, on the plan of Revised Plat for Monticello, as shown on plat of record in Instrument 20060417-0043313, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alliance Construction, Inc. by Warranty Deed dated 12/27/2012 from BancorpSouth Bank, a Mississippi banking corporation of record in Instrument 201301100003160, Register's Office for Davidson County, Tennessee. Alliance Construction, Inc. is now known as DB Construction, Inc. as reflected in the Articles of Amendment to the Charter in the Office of the Secretary of State, State of Tennessee under Corporate Control #000538471.

This conveyance is subject to: (1) All matters shown on the plat of record in Instrument 20060417-0043313; (2) Covenants, conditions, easements and restrictions recorded in Instrument 200609120112994, as amended of record in Instrument 200609270119791, as amended of record in Instrument 201212120114617; (3) Stormwater Detention Agreement of record in Instrument 200407020078871; (4) Dedication of Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument 200705290063515, in the Register's Office for Davidson County, Tennessee.

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 304 Rachaels Meadow Court, Hermitage, TN 37076
(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 my hand this 15th day of April, 2015.

DB CONSTRUCTION, INC.

Secretary

David C. Braunscheidel
Secretary

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, David C. Braunscheidel with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Secretary of DB Construction, Inc. and that he as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Secretary.

WITNESS my hand and seal this 15th day of April, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122