CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$149,000.00**
|_____
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|15 DAY OF April, 2015
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 2.8.16
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Gammon and Matthew Lowe 2007 Waterford Drive Old Hickory, TN 37138	Same	053-06-0-B-104.00 C0

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 acknowledged, we,

Kevin Malloy and wife, Elizabeth Malloy

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Heather Gammon and Matthew Lowe, wife and husband as joint tenants

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:

Being Lot No. 29 on the Plan of Waterford, Phase 5B, as shown by plat of record in Plat Book 7900, Page 838-839, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kevin Malloy and Elizabeth Malloy, their heirs and assigns by Deed from Jared V. Bradley and wife, Marla J. Bradley dated July 29, 2004 of record in Instrument Number 20040802-0092355, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 7900, Page 838-839, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 7463, Page 294, Book 8694, Page 216; Restated in Book 8699, Page 462; Amended Book 9530, Page 185, Annex 5-B in Book 9530, Page 189, Register's Office for Davidson County, Tennessee.
4) Property is subject to HOA Charter of record in Book 8711, Page 701, said Register's Office.
5) Property is subject to Conveyance to HOA for Open Space of record in Book 9752, Page 82, said Register's Office.
6) Property is subjec to Plat for Open Space/Amenities of record in Book 7900, Page 985, said Register's Office.
7) Property is subject to an Existing and Proposed 50' wide Easement for Sewage Treatment Plant of record in Book 2024, Page 225, said Register's Office.
8) Property is subject to Topographical Survey for Sewage Plant Property of record in Book 1717, Page 30, said Register's Office.
9) Property is subject to Bylaws of record in Book 8715, Page 583, amended in Instrument Number 20090309-0020515, said Register's Office.
10) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2007 Waterford Drive, Old Hickory, TN 37138**
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with 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 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 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(s) this 15th day of April, 2015.

Kevin Malloy

Elizabeth Malloy

BILL GARRETT, Davidson County
Trans:T20150033384 DEEDWARR
Recvd: 05/01/15 13:11 2 pgs
Fees:13.00 Taxes:551.30
20150501-0039462

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Kevin Malloy and Elizabeth Malloy, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076