When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20150035360 DEEDWARR
Recvd: 05/07/15 11:26 2 pgs
Fees:13.00 Taxes:573.13
20150507-0041848

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $154,900.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 25th day of April, 2015.

Notary Public

My commission expires: 4/17/16

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **ZACHARY B. KENT** | **MAGNA BANK** | **026060A07900CO** |
| **140 CANTON CT** | **6525 QUAIL HOLLOW RD., STE 300** | |
| **GOODLETTSVILLE, TN 37072** | **MEMPHIS, TN 38120** | |

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,

**ROBERT DEVON MALICK and wife, KIMBERLY JANE MALICK**

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

**ZACHARY B. KENT AND LAUREN M. KENT, HUSBAND AND WIFE**

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 No. 76, on the Final Plat for the Townhomes at Windsor Green, Phase 1, Section 3, of record as Instrument No. 20040109-0003983, and Instrument No. 20041112-0136380, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO ROBERT DEVON MALICK AND WIFE, KIMBERLY JANE MALICK, BY QUITCLAIM DEED FROM SOUTHERN HOLDINGS, INC., A TENNESSEE CORPORATION, DATED 12/18/2013 AND RECORDED ON 12/19/2013 IN INSTRUMENT NUMBER 20131219-0128097, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 140 CANTON CT, GOODLETTSVILLE, TN 37072.

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 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 my/our hand(s) this 25th day of April, 2015.

ROBERT DEVON MALICK

KIMBERLY JANE MALICK

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, ROBERT DEVON MALICK and wife, KIMBERLY JANE MALICK, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2015.

Notary Public

My Commission Expires:_____

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires March 1, 2016