BILL GARRETT, Davidson County
Trans:T20150038872 DEEDWARR
Recvd: 05/19/15 12:38 2 pgs
Fees:13.00 Taxes:869.50
20150519-0046099

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $258,000.00

Affiant

Subscribed and sworn to before me, this 15th day of May, 2015.

Notary Public

My commission expires: 7-30-17

(Notary Stamp)

TAHIRA J. PYSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-30-2017

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Marcelle Mallais	Churchill Mortgage	**Map/Parcel: 172-12-0-A-021.00CO**
804 Cold Creek Trail	104 Old Hickory Blvd #400	
Nashville, TN 37211	Brentwood, TN 37027	

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, I/WE,

Regina E. Nulty-Freemont, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marcelle Mallais, a Single Woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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. 32 on the Plan of Bradford Hills, Section One, of record in Plat Book 7900, Page 6 and amended in Book 7900, Pages 110-112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jack T. Nulty, married, by Warranty Deed from Christian K. Oelsner and wife, Lucy A. Oelsner, dated August 9, 1996, of record in Book 10160, Page 463, Register's Office for Davidson County, Tennessee. Jack T. Nulty has since died. Regina E. Nulty, his widow, has since remarried and is now known as Regina E. Nulty-Freemont.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 7900, Page 6 and Plat Book 7900, Pages 110-112, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 8069, Page 170, and amended in Book 8885, Page 519, and Book 9055, Page 826, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 8071, Page 531, Register's Office for DAVIDSON County, Tennessee.
Easement of record in Book 9066, Page 809, Register's Office for Davidson County, Tennessee.
Water Main Easement of record in Book 8377, Page 769, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 8071, Page 520, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Homeowners Association of record in Book 8154, Page 304 and Book 9779, Page 672, Register's Office for DAVIDSON County, Tennessee.
Southern Bell Agreement of record in Book 1113, Page 606 and Book 1318, Page 441, Register's Office for DAVIDSON County, Tennessee.

PUD Boundary of record in Book 7900, Page 6, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 7690, Page 260 and Book 8377, Page 808, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues-if any
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 804 Cold Creek Trail, Nashville, TN 37211.

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 is unencumbered except as 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 15th day of May, 2015.

Regina E. Nulty-Freemont

Regina E. Nulty-Freemont

*Wallace Freemont, spouse of Regina E. Nulty-Freemont, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Wallace Freemont

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Regina E. Nulty-Freemont and Wallace Freemont, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

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

My Commission Expires: RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON COMMISSION EXPIRES JUNE 25, 2017

Notary Public

File #: **150202JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027