PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150054487 DEEDWARR
Recvd: 07/07/15 09:03 2 pgs
Fees:13.00 Taxes:3256.00
20150707-0065508

W & I Ref: (DM) Title No.: 57353
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Christina Leigh Carter Joseph Roberts, III 209 Woodford Place Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 15902005800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$880,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Zachary Maloy and Jennifer Maloy**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christina Leigh Carter and Joseph Roberts, III** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Hound's Run of record in Book 6900, pages 167-171, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Zachary Maloy and wife, Jennifer Maloy by Warranty Deed from Daniel L. Huff and wife, Sharon A. Huff dated April 23, 2010 and recorded on April 26, 2010 of record in Instrument No. 20100426-0031133, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, pages 167 through 171, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7079, page 995, Book 7238, page 736, Book 11719, page 845, Instrument No. 20060206-0014746, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 209 Woodford Place, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of May, 2015.

Zachary Maloy

Jennifer Maloy

State of Tennessee

County of Davidson

On this 4th day of May, 2015, before me the undersigned authority, personally appeared Zachary Maloy and Jennifer Maloy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $880,000.00.

Affiant

Sworn and subscribed before me this 4th day of May, 2015.

Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018