BILL GARRETT, Davidson County
Trans:T20150070271 DEEDWARR
Recvd: 08/20/15 10:47 2 pgs
Fees:13.00 Taxes:573.13
20150820-0083981

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 2015.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G15-1600D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
April Jane Summer, unmarried (NAME)	same (NAME)	26-6-A-83 CO
148 Canton Court (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Robert Devon Malick and Kimberly Jane Malick, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **April Jane Summer, unmarried**, 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. 80 on the plan of TOWNHOMES AT WINDSOR GREEN, PHASE 1, SECTION 3, as shown by plat of record in Instrument No. 20040109-0003983 and Instrument No. 20041112-0136380, in the Register's Office for Davidson County, Tennessee, to which plat 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 from Southern Holdings, Inc., a Tennessee Corporation, by Quit Claim Deed dated December 18, 2013, as Instrument No. 20131219-0128097, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 11164, page 69 and Instrument No. 20011108-0122758, and Instrument No. 20140523-0044903, and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20040109-0003983 and Instrument No. 20041112-0136380, Register's Office for Davidson County, Tennessee.
4. Master Deed and amendment as recorded in Book 11164, page 69 and Instrument No. 20140523-0044903, Register's Office for Davidson County, Tennessee
5. Easement to Picadilly Apartments as recorded in Instrument No. 20020913-0111699, Register's Office for Davidson County, Tennessee.

6. Cable television easement and maintenance agreement as recorded in Book 11534, page 618, Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for sanitary sewers/storm drainage as recorded in Book 6117, page 290, Register's Office for Davidson County, Tennessee.

8. Easement to Madison Suburban Utility District as recorded in Book 4377, page 94, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 148 Canton Court, 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 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. Whenever 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 14th day of August, 2015.

Robert Devon Malick — August 14, 2015 Date

Kimberly Jane Malick — August 14, 2015 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Robert Devon Malick and Kimberly Jane Malick, husband and wife, the bargainor(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 and official seal, this 14th day of August, 2015.

My Commission Expires: Oct. 18, 2016

Notary Public

JESSICA R McNEELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM. EXP. 10-18-16

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066