WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 2-11-16
(AFFIX SEAL)

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

O-KR-15-508

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Melissa McGee	NEW OWNER	
(NAME)	(NAME)	**149-1-B-29.00 CO**
508 Eversholt Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MARION A. VANNOY, A SINGLE WOMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MELISSA MCGEE, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 308, on the Plan of Piccadilly Square, Phase III, of record in Book 6250, Pages 892, 893, and 894, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Quitclaim Deed from James Daniel Vannoy and wife, Marion A. Vannoy to Marion A. Vannoy as recorded on the 23rd day of March, 2015 in Instrument No. 20150323-0024550 and Warranty Deed from Joel E. White and wife, Reba Y. White to J. Daniel Vannoy and wife, Marian A. Vannoy as recorded on the 13th day of June, 1991 in Deed Book 8373, Page 731, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PICCADILLY SQUARE, PHASE III, as recorded in Plat Book 6250, Page(s) 892, 893 and 894, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 6295, Page 506, Book 6295, Page 520, Book 6295, Page 534, Book 6236, Page 683, Book 6300, Page 409, Book 6306, Page 833, Book 6355, Page 322, Book 6496, Page 100, Book 6496, Page 107, Book 6496, Page 114, Book 6518, Page 184, Book 6518, Page 190, and Book 6830, Page 739, Register's Office for Davidson County, Tennessee..
- Terms and provisions of by-Laws of Piccadilly Square recorded in Book 6236, Page 708, Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588 and Book 6300, Page 431.
- Charter of Piccadilly Square Homeowner's Association recorded in Book 6295, Page 548, Book 6295, Page 556, Book 6295, Page 564, Book 6300, Page 423 and Book 7288, Page 963.
- Deed of Conveyance to Metro Government recorded in Book 6530, Page 819, Book 6530, Page 823, Book 6846, Page 606, and Book 6846, Page 653.
- Easement for Sanitary Sewer and Storm Drainage, recorded in Book 6186, Page 238, Book 6251, Page 616, and Book 10435, Page 902.
- Easement for Utilities, recorded in Book 6298, Page 491.
- Water Main Easement recorded in Book 7883, Page 280.
- Conveyance of Open Space recorded in Book 7778, Page 366.
- Storm Water Detention Agreement recorded in Book 6782, Page 518.
- One half acre reserved for Graveyard recorded in Book 854, Page 73.
- Information Brochure recorded in Book 6236, Page 726, Book 6295, Page 506, Book 6295, Page 602, Book 6295, Page 596 and Book 6300, Page 439.
- Any and all existing easements and restrictions as shown of record not stated herein

BILL GARRETT, Davidson County
Trans:T20150085154 DEEDWARR
Recvd: 10/06/15 13:41 2 pgs
Fees:13.00 Taxes:721.50
20151006-0101833

This is **improved** property known as: **508 Eversholt Court, Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF SEPTEMBER, 2015.

Marion A. Vannoy

Marion A. Vannoy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARION A. VANNOY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2015.

Megan Paulus

Notary Public
My Commission Expires: _____
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066