WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150101835 DEEDWARR
Recvd: 12/02/15 09:42 2 pgs
Fees: 13.00 Taxes: 4014.50

20151202-0121351

Y-FC-15-9-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,085,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Kenneth W. Meroney	new owner	
(NAME)	(NAME)	**054-14-0A-003.00-CO**
9 Harbor Cove Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-2169		
(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 **THE DAVIDS FAMILY TRUST,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KENNETH W. MERONEY,** 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. 3 on the Plan of Final Plat of Brandywine Harbor of record in Plat Book 11700, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Davids Family Trust by Quitclaim deed from Harold Davids and Linda Davids, husband and wife of record in Instrument No. 20061114-0141281 Register's Office for Davidson County, Tennessee, dated August 14, 2006 and recorded on November 14, 2006.

This conveyance is subject to:

- Taxes for the year 2016.
- Plan of record in Plat Book 11700, Page 38, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11704, Page 356, as amended in Instrument No. 20061019-0129781, corrected in Instrument No. 20070119-0007855, Amended in Instrument No. 20070824-0101934 and Instrument No. 20150713-0068088, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument Number 20000118-0005534, in the Register's Office for Davidson County, Tennessee.
- Dedication of Easement and Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress, and Appurtenances of record in Instrument Number 20121107-0102753, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20080829-0088957, in the Register's Office for Davidson County, Tennessee.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **9 Harbor Cove Drive , Old Hickory, Tennessee 37138-2169**.

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 NOVEMBER, 2015.

The Davids Family Trust

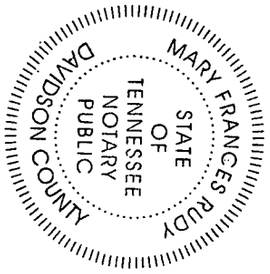
BY: Linda Davids
Linda Davids
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA DAVIDS, TRUSTEE of THE DAVIDS FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

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

Mary Frances Rudy
Notary Public
My Commission Expires: 3-6-18
(SEAL)



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