Davidson County DEEDWARR
Recvd: 04/01/16 14:41 3 pgs
Fees:18.00 Taxes:2456.80
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WARRANTY DEED

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $664,000.00.

Affiant

Subscribed and sworn to before me this 1st day of April, 2016

Notary Public
My Commission expires: (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jordan T. Williams	Avenue Bank	11702016400
3026 23rd Avenue South	3823 Cleghorn Avenue	
Nashville, TN 37215	Nashville, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **David M. Maloney and wife, Gay W. Maloney**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jordan T. Williams and Wesley Williams, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of W.V. Davidson's Hillsboro Highlands Sections 2 & 3, as of record in Plat Book 843, Page 23, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David M. Maloney and wife, Gay W. Maloney from James F. Gould and wife, Katherine W. Gould by Warranty Deed on December 29, 1994, of record in Book 9558, Page 226, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 843, Page 23, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3026 23rd Avenue South, Nashville, TN 37215**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 1, 2016.

David M. Maloney

BY: David M. Maloney by AM, attorney-in-fact
Andy Maloney, Attorney-in-fact

Gay W. Maloney

BY: Gay W. Maloney by AM, attorney-in-fact
Andy Maloney, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Andy Maloney**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **David M. Maloney and Gay W. Maloney** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **David M. Maloney and Gay W. Maloney** the bargainor(s), by the said **Andy Maloney**, as Attorney-in-Fact.

WITNESS my hand and seal, this 14 day of April, 2016.

_____ My Commission Expires: 11-5-2018

NOTARY PUBLIC

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

