Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $190,900.00

Affiant

Subscribed and sworn to before me, this 24th day of June 2016.

Notary Public
My commission expires: 10-15-2017

Please Record & Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs WAy., Ste. 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160054989 DEEDWARR
Recvd: 06/28/16 11:29 2 pgs
Fees:13.00 Taxes:706.33
20160628-0065817

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Merjema Malovic 3940 Hoggett Ford Road Hermitage TN 37076		097020A24000CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Alan Neely, a married person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Merjema Malovic, unmarried hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 240 on the plan of Villages of Riverwood, Section One, Phase 3B, Revision One, of record in Instrument No. 20120502-0037433, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alan Neely by deed from Beazer Homes Corp of record in in Instrument No. 201212030110990 Register's Office for Davidson County, Tennessee dated 12/03/12.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) in Instrument No. 200804080035557 and amended in No 201104270032201 and No 201404160031645 and No 201404160031646 and No 201404240034613; No 201404240034614; No 201404240034615; No 201404240034616; No 201404240034617; No 201404240034618; No 201508120080705 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in

restrictions recorded in Instrument No. 200804080035557 and amended in No 201104270032201 and No 201404160031645 and No 201404160031646 and No 201404240034613; No 201404240034614; No 201404240034615; No 201404240034616; No 201404240034617; No 201404240034618; No 201508120080705 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 3940 Hoggett Ford Road, Hermitage, Tennessee 37076

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 24th day of June, 2016.

Alan Neely, by Nancy Cleppe his Attorney in Fact
Alan Neely, by Nancy Cleppe
His Attorney-in-fact

Allison W. Malby, by Nancy Cleppe, her Attorney in Fact
Allison W. Malby, by Nancy Cleppe, Her Attorney-in-fact
Who joins in this conveyance for sole purpose of waiving any
Marital interest that she has in the property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of June, 2016, before me personally appeared Nancy Cleppe to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Alan Neely and Allison W. Maltby acknowledged that such person executed the same as the free act and deed of Alan Neely and Allison W. Maltby.

Notary Public

My Commission expires 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09514