BILL GARRETT, Davidson County
Trans:T20160102060 DEEDWARR
Recvd: 11/18/16 08:54 2 pgs
Fees:13.00 Taxes:635.29
20161118-0121670

LISA K R WAGNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF RUTHERFORD** The actual consideration or value, whichever is greater, for this transfer is $171,700.00. Affiant Subscribed and sworn to before me, this 17th day of November, 2016. Notary Public My commission expires: Sept. 20, 2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Christy Thompson	Movement Mortgage	**026-06-0A-081.00-CO**
144 Canton Court	8024 Calvin Hall Rd.	
Goodlettsville, TN 37072-2173	Indian Land, SC 29707	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Robert Devon Malick and wife, Kimberly Jane Malick

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Christy L. Thompson, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 78 (Unit No. 78) on the Final Plat for the Townhomes at Windsor Green, Phase 1, Section 3, of record as Instrument No. 20040109-0003983 and Instrument No. 20041112-0136380, Register's Office for Davidson County, Tennessee, to which plan 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 by Quitclaim deed from Southern Holdings, Inc., a Tennessee corporation of record in Instrument No. 20131219-0128097 Register's Office for Davidson County, Tennessee, dated December 18, 2013 and recorded on December 19, 2013.

This is improved property known as **144 Canton Court, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: Subject to all matters shown on the Plan of record as Instrument Number 20040109-0003983, and Instrument No. 20041112-0136380, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11164, Page 69, as amended in Instrument No. 20011108-0122758, Declaration of Annexation of the Townhomes of Windsor Green of record in Instrument Number 20150515-0044986, By-Laws of record in Instrument Number 20140523-0044903, Easement to Picadilly Apartments of record in Instrument Number 20020913-0111699, Cable Television Easement and Maintenance Agreement of record in Book 11534, Page 618, Easement for Sanitary Sewers of record in Book 6117, Page 290, Easement of record in Book 4377, Page 94, Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel, Subject to rights of others in and to the common areas and/or elements, all in the Register's Office for Rutherford County, Tennessee. And/or Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 17th day of November, 2016.

Robert Devon Malick

Kimberly Jane Malick

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 17th day of November, 2016.

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 7016326

SP 11/2015