WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$364,000.00.**

Affiant

Subscribed and sworn to before me this 24 day of August, 20 17.

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:
Elizabeth A. Malmstrom	New Owner	161-13-0B-445.00 CO
445 Lazy Creek Lane		
Nashville, Tn 37211	,	

Davidson County DEEDWARR
Recvd: 08/24/17 12:50 2 pgs
Fees:13.00 Taxes:1346.80
20170824-0087146

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, **Arthur C. Kirkland Jr and Frances S. Kirkland, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Elizabeth A. Malmstrom and Richard L. Malmstrom Jr., 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 Unit 445 on the plan of Creekside of Brentwood, as shown on Exhibit "B" of the Master Deed of record in Instrument Number 20050204-00113611, as amended in Instrument Number 2005329-0034131 and Instrument Number 20050822-0100021, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Arthur C. Kirkland and Wife, Fances S. Kirkland by Deed from Pulte Homes Tennessee Limited Partnership, Nevada Limited Partnership, of record dated February 13, 2008, of record in Instrument Number 20080219-00116074, Register's Office for Davidson County, Tennessee.

NOTE Arthur C. Kirkland, Jr. and Arthur C. Kirkland are one and the same.

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 2017 and subsequent years a lien, but not yet due and payable.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 2005329-0034131, Instrument Number 2007062-20075126, Master Deed 20050822-0100021, Instrument Number 20040702-0079260, Instrument Number 20050204-0013611, Charter of record in Instrument Number 20041217-0150431, Register's Office for Davidson County, Tennessee.

This is improved property known as: **445 Lazy Creek Lane, Nashville, TN 37211**

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 August 21, 2017.

Arthur C. Kirkland Jr

Frances S. Kirkland

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Arthur C. Kirkland Jr and Frances S. Kirkland** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 21, 2017

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 6, 2019