(1) Return to: Bridgehouse Title

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $475,000.00.

Coleen Newcomb
Affiant

Subscribed and sworn to me on 09/14/17.

NOTARY PUBLIC
My Commission Expires:

Bill Garrett Davidson County
Batch# 1976 DEEDWARR
09/18/2017 03:24:18 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20170918-0095461

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Genevieve Malkiewicz 301 Harpeth Ridge Drive Nashville, TN 37221	New Owner	143-06-0-A-022.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Candice McEver, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Genevieve Malkiewicz and Kevin Malkiewicz, wife and husband, hereinafter called **"GRANTEES,"** their successors 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 22, HARPETH TRACE ESTATES, PHASE ONE, as shown on plat of record in Plat Book 5200, Page 125, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Candice McEver, an unmarried woman, by Warranty Deed from Karen A. Gilliland, dated September 2nd, 2016, of record in Instrument No. 20160902-0092851, Register's Office, Davidson County, Tennessee. Being further the same property to Karen A. Gilliland by Warranty Deed from William A. Tym and wife, Wanda M. Tym, recorded on the 9th day of December, 2002 in Instrument No. 20021209-0151538, Register's Office, Davidson County, Tennessee.
>
> This is Improved property, known as 301 Harpeth Ridge Drive Nashville, TN 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES they 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; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 09/14/17.

Candice McEver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 09/14/17, before me personally appeared Candice McEver, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 09/14/17.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY