Bill Garrett Davidson County
Batch# 25388 **DEEDWARR**
11/14/2017 10:22:58 AM 2 pgs
Fees: $13.00 Taxes: $1,093.35

20171114-0116823

# Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$295,500.00**
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|10th day of November, 2017.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 05/30/2018
| (AFFIX SEAL)

ZACHARY K. WRIGHT STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Scott A. Surguine and Ruth Surguine<br>304 Rachaels Meadow Court<br>Hermitage, TN 37076 | New Owner | 087.01-0B-016.00 CO |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

**Elizabeth Malloy and Kevin Malloy, wife and husband**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Scott A. Surguine and Ruth Surguine, husband and wife**

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of the Revised Plat for Monticello as shown on the plat of record in Instrument Number 20060417-0043313, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth Malloy and Kevin Malloy, wife and husband by Warranty Deed from DB Construction, Inc. formerly known as Alliance Construction, Inc. dated April 15, 2015 of record in Instrument Number 20150420-0034610, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20060417-0043313, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Instrument Number 20060912-0112994, as amended of record in Instrument Number 20060927-0119791, as amended of record in Instrument Number 201212120114617, all of record in the Register's Office for Davidson County, Tennessee.
4) Property is subject to Stormwater Detention Agreement of record in Instrument Number 20040702-0078871, said Register's Office.
5) Property is subject to Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument Number 20070529-0063515, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **304 Rachaels Meadow Court, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hand(s) this 9 day of November, 2017.

Elizabeth Malloy

Kevin Malloy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Elizabeth Malloy and Kevin Malloy, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of November, 2017.

NOTARY PUBLIC

My Commission Expires: 05/30/2018

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076