Bill Garrett Davidson County
Batch# 61790 DEEDWARR
02/23/2018 09:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20180223-0017239

34086

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To** **First Title & Escrow Co., Inc.** **FTEC File No. 34086-01-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me this 21st day of February, 2018. Notary Public My Commission Expires:

GERALD C. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2018

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Joseph R. Malone, Deborah T. Malone 108 Mueller Court Hermitage, TN 37076	New owner	Map and Parcel No.: 098 05 0 B 043 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charlotte McKinney**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph R. Malone and Deborah T. Malone, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 108 Mueller Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of February, 2018.

Charlotte McKinney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charlotte McKinney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of February, 2018.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Baypointe Subdivision Phase II, as of record in Instrument No. 20010608-0060679, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert McKinney and Charlotte McKinney, husband and wife by deed dated August 5, 2005 from Jerry McKinney, married of record in Instrument No. 20050810-0094743, Register's Office for Davidson County, Tennessee. Robert McKinney having since died on October 5, 2006 leaving Charlotte McKinney as surviving tenant by the entirety.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 098 05 0 B 043 00CO.
2. Restrictive covenants contained in an instrument of record in Book 3811, page 637, Book 3827, page 822; Book 3827, page 830; reiterated in book 4075, page 628, Register's Office for Davidson, County, Tennessee.
3. Declaration of Covenants, Conditions By-Laws and Retrictions for Baypointe, of record in Instrument No. 200005100047337, amended in Instrument No. 200007200071748, and Instrument No. 20010621-0065743, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Dedication of common area to Baypointe Homeowner's Association, Inc. of record in Instrument No. 20020805-0093528, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 10316, page 619 and Book 10493, page 504, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20010608-0060679, Register's Office for Davidson County, Tennessee.
7. Easement for Transmission lines of record in Book 1255, page 347 and Book 1280, page 445, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

