WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Bill Garrett
Batch# 76006
04/03/2018 03:03:44 PM
Fees: $13.00 Taxes: $1,039.70

Davidson County
DEEDWARR
2 pgs

20180403-0031297

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lauren Malachowski **Steve Anthony Malachowski**	new owners	
(NAME) **308 West Mill Dr.**	(NAME)	**091-06-0M-065.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **REBECCA NELSON, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAUREN MALACHOWSKI AND AND STEVE ANTHONY MALACHOWSKI,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 65 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and supplemental in Instrument No. 20150424-0036748, in Instrument No. 20150929-0098582, in Instrument No. 20151218-0127193, and in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, including without limitation the Bylaws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declarations. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declarations, of record in Instrument No. 20141223-0117663 and amended in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582,and in Instrument No. 20151218-017193 and in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said Unit.

Being the same property conveyed to Rebecca Nelson, an unmarried woman by Warranty Deed from Craighead Development, LLC, a Tennessee limited liability company of record in Instrument No. 20161004-0104297 Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on October 04, 2016.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for West Mill Townhomes, a Horizontal Property Regime With Private Elements, with By-Laws appended thereto, of record in Instrument Number 20141223-0117663, as supplemented in Instrument Numbers 20150424-0036748, 20150929-0098582, 20151218-0127193 and 20151218-0127350, and Attorney's Certificate in Instrument No. 20170123-0007057, Register's Office for Davidson County, Tennessee;
- Charter of West Mill Townhomes Corporation of record in Instrument Number 20170123-0007056, in the Register's Office for Davidson County, Tennessee;
- Subject to all matters shown on the Plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663, as supplemented in Instrument No. 20150424-0036748 and Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee;
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Numbers 20140824-0076274, 20141219-0116173,

20141219-0116216 and 20151125-0119709, in the Register's Office for Davidson County, Tennessee;
• Declaration of Restrictions and Covenants for Stormwater Facilities and systems of record in Instrument Number 20140821-0076262, in the Register's Office for Davidson County, Tennessee;
• Dedication of Conveyance of Easement to City of Nashville of record in Book 1939, Page 214, in the Register's Office for Davidson County, Tennessee;
• Easements retained in Resolution No. 1059 by the City of Nashville and easements retrained in Council Bill 84-175;
• 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;
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **308 West Mill Dr., Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 30th DAY OF MARCH, 2018.

Rebecca Nelson by Meghan Dalton, Attorney In Fact

Rebecca Nelson by Meghan Dalton, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Meghan Dalton, ATTORNEY-IN-FACT for

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA NELSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, as the free act and deed of Rebecca Nelson through Power of Attorney of record in Instrument No. 20180403003129 6, Davidson County, TN.

Witness my hand and official seal, this the 30th of March, 2018.

William E Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212