RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TW180589

Bill Garrett Davidson County
Batch# 111761 DEEDWARR
07/02/2018 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,272.80
20180702-0064039

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2018. NOTARY PUBLIC My commission expires: 12-4-18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew J. Brennan *et ux* 5817 Seven Points Trace Hermitage, TN 37076	Same address as new owner	098 13 0C 033.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Four Thousand and 00/100 Dollars ($344,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **AMY MALONEY, A MARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **ANDREW J. BRENNAN AND JANNA E. BRENNAN, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 150 on the Plan of Phase One, The Meadows of Seven Points, of record in Plat Book 11700, Pages 18-20, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Amy Maloney and Maduke Kone, wife and husband by deed from David J. Cordes and Sabrina R. Cordes, husband and wife, dated October 16, 2015 and recorded at Instrument No. 20151020-0106380, Register's Office for Davidson County, Tennessee. And being further conveyed to Amy Maloney by Quitclaim Deed from Maduke Kone of record in Instrument No. 20180606-0054283, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 11700, Pages 18-20; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 5817 Seven Points Trace, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY HAND, this the 29th day of June, 2018.

Amy Maloney

AMY MALONEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Amy Maloney, 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 and seal, this the 29th day of June, 2018.



Sarah E. Simmons
Notary Public

Sarah E Simmons
Printed Notary Name

My commission expires: 12-4-18

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] 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 (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019