WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 137838 DEEDWARR
09/07/2018 08:49:30 AM 2 pgs
Fees: $13.00 Taxes: $1,220.63
20180907-0088679

O-KW-18-4012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RHONDA BURCH HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 12-20-2021

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)
Stephen L. Farrelly	Bay Equity Home Loans	
(NAME)	(NAME)	**108-12-0B-159.00-CO**
4012 Windwood Ln.	1795 International Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Idaho Falls, ID 83402	
(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, **JAMES MALARKEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN L. FARRELLY, A SINGLE MAN,** 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 Lot No. 96 on the Plan of Harborview, Phase 1A, Section 5 of record in Book 7900, Page 485, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Malarkey, married by Warranty Deed from Nathan Akers, a single man of record in Instrument No. 20151007-0102243, Register's Office for Davidson County, Tennessee, dated October 02, 2015 and recorded on October 07, 2015.

NOTE: AMANDA FERN MALARKEY JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Book 7900, Page 485, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7471, Page 26, as amended in Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149, re-recorded in Book 7647, Page 648 amended in Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8856, Page 361, Book 8634, Page 19 and Book 9182, Page 786, Register's Office for Davidson County, Tennessee;
- Bylaws of record in Book 7471, Page 62 and in Book 10316, Page 891, in the Register's Office for Davidson County, Tennessee;
- Charter of record in Book 7522, Page 339 and amended in Book 8263, Page 554, and Book 10316, Page 886, in the Register's Office for Davidson County, Tennessee;
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5856, Page 80, Book 5856, Page 84, Book 6147, Page 886, and Book 6147, Page 893, in the Register's Office for Davidson County, Tennessee;
- Easement for Storm Water Detention Agreement of record in Book 7390, Page 270 and in Book 8068, Page 723, in the Register's Office for Davidson County, Tennessee;
- Unrecorded Easement for Sanitary Sewer, dated June 19, 1980 referred to in Deed of record in Book 5658, Page 984, in the Register's Office for Davidson County, Tennessee;
- Final Order Regarding Cemetery of record in Book 9808, Page 476 and Book 10004, page 629, in the Register's Office for Davidson County, Tennessee;
- Conveyance of Common Area of record in Book 8297, Page 376 and Book 9108, Page 73, in the Register's Office for Davidson County, Tennessee;

- Order for Open Space for Cemetry Tract of record in Book 9808, Page 473 and Book 10004, Page 629, in the Register's Office for Davidson County, Tennessee;
- 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: **4012 Windwood Ln., Nashville, Tennessee 37214**.

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 5th DAY OF SEPTEMBER, 2018.

James Malarkey by Will Grones, Attorney in fact

James Malarkey by Will Grones, Attorney In Fact

Amanda Fern Malarkey by Will Grones Attorney in fact

Amanda Fern Malarkey by Will Grones, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Grones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES MALARKEY AND AMANDA FERN MALARKEY, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES MALARKEY AND AMANDA FERN MALARKEY.

Witness my hand and official seal, this the 5th of September, 2018.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

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

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019