BOX #14

G#31608-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 208541 DEEDWARR
03/22/2019 08:49:33 AM 2 pgs
Fees: $13.00 Taxes: $1,877.75

20190322-0026064

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$507,500.00**.

Affiant

Subscribed and sworn to before me, this the 13th day of March, 2019.

Notary Public

My commission expires: 11/9/21

(AFFIX SEAL)

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christopher Cavolo and Sonia R. Cavolo	**"New Owners"**	**155070B05100CO**
1725 Yellow Wood Court		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James S. Malakelis and Bethany B. Malakelis, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Cavolo and Sonia R. Cavolo, 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. 24 on the First Revision Final Plat of the Poplar Creek Estates, Phase V, Section "B-2" Subdivision (The Highlands of Allens Green), a Planned Unit Development, of record in Instrument No. 20030618-0084283, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James S. Malakelis and Bethany B. Malakelis, husband and wife, by Warranty Deed dated August 22, 2003, from French River Development Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20030828-0124744, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20030618-0084283, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for Highlands of Allens Green Homeowners Association, Inc., of record in Book 10425, Page 93, and of record in Book 11356, Page 662 (formerly Poplar Creek Estates, Phase V), and Assignment of Rights of record in Instrument No. 20040524-0060854, Register's Office for Davidson County, Tennessee;

3) Charter of Highlands of Allens Green Homeowners Association, Inc., of record in Book 10480, Page 807, Register's Office for Davidson County, Tennessee;

4) Right-of-Way Deed to Metro and a Temporary Construction Easement of record in Book 8126, Page 385, said Register's Office;

5) Agreement for Dedication of Easement for Public Water Lines of record in Book 4817, Page 784, said Register's Office;

6) Rights of Ingress and Egress as stated in the Deed of record in Book 4745, Page 599, said Register's Office; and,

7) Taxes for the current year which have been prorated and assumed by the Grantees herein and the subsequent years, not yet due and payable.

This is improved property, known as: **1725 Yellow Wood Court, Nashville, TN 37221**.

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 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 my/our hand(s) this **21st** day of **March, 2019.**

James S. Malakelis

James S. Malakelis

Bethany B. Malakelis

Bethany B. Malakelis

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **James S. Malakelis and Bethany B. Malakelis, husband and wife,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **March, 2019.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY