State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $359,900.00.

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2019.

Notary Public:
My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 252344 DEEDWARR
07/03/2019 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20190703-0065233

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Stanley Chaz McGrady Nevella McGrady 4061 Barnes Cove Antioch, TN 37013	New owner at property address	XXXXXXXXXX 173090B01700CO

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, I/we, **Jeffrey Adam Malone and Crystal Nicole Malone, husband and wife**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Stanley Chaz McGrady and wife Nevella McGrady**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 300 on the Plan of Barnes Cove, Section One, of record in Instrument Number 20020409-0043258, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Jeffrey Adam Malone and Crystal Nicole Malone, husband and wife, by Warranty Deed from Kelly Cox Moran, f/k/a K. Suzanne Cox, dated 5/30/14 and recorded 6/2/14 in Instrument No. 20140602-0047172, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, building set-back lines, and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20021217-0155806 and amended in 20110720-0055565, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition 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.

Subject to HOA Charter in Instrument Number 20021217-0155805, Register's Office for Davidson County, Tennessee

Subject to Conveyance of Open Space in Instrument Number 20130610-0058651, Register's Office for Davidson County, Tennessee

Subject to Storm Water Detention Agreement in Instrument Number 20020408-0042673, Register's Office for Davidson County, Tennessee

Subject to Sanitary Sewer Easement in Instrument Number 20020201-0014182, Register's Office for Davidson County, Tennessee

Subject to Declaration and Grants of Easements for Public Sidewalks of record in Instrument No. 20030402-0043515 (applicable to subject lot), Register's Office for Davidson County, Tennessee

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 4061 Barnes Cove, Antioch, TN 37013

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 2nd day of July, 2019.

Jeffrey Adam Malone

Crystal Nicole Malone

Crystal Nicole Malone

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Jeffrey Adam Malone and Crystal Nicole Malone, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of July, 2019.

Commission Expires: 6-20-2021

Notary Public:

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

20190703006523