# WARRANTY DEED

Karen Johnson Davidson County
Batch# 379631 **DEEDWARR**
03/31/2020 09:44:44 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20200331-0034279

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $295,000.00.

Affiant

Subscribed and sworn to me on 03/27/2020.

NOTARY PUBLIC
My Commission Expires: 3/13/2022

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Scott Malloy<br>Rebecca Malloy<br>64 Jay Street<br>Nashville, TN 37210 | Churchill Mortgage Corporation<br>1749 Mallory Lane, Suite 100,<br>Brentwood, TN 37027 | 119-06-0-167.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Matthew McKinney, a married man, and Derrick T. Fox, a single man, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Scott Malloy and Rebecca Malloy, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 92 on the Map of Sterling Heights, Section Three, as of record in Book 1424, Page 113, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Matthew McKinney, a married man, and Derrick T. Fox, a single man, by Warranty Deed from Michael A. Haddock, of record in Instrument No. 20191029-0110946, Register's Office for Davidson County, Tennessee, dated October 28, 2019 and recorded October 29, 2019.
>
> Grantor, Matthew McKinney, warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This is improved property known as 64 Jay Street, Nashville, Tennessee 37210.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**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, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural

Witness my hand and official seal on 03/27/2020.

Matthew McKinney

Derrick T. Fox

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On 03/27/20, before me personally appeared Matthew McKinney, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 03/27/2020.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On 03/27/20, before me personally appeared ~~Matthew~~ Derrick (BL) T. Fox, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 03/27/2020.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY