File No. 280800845

WARRANTY DEED

LAURA A. MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: April 7 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 10/02/08 10:42 2 pgs
Fees:13.00 Taxes:468.05
20081002-0100109

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda R. Addington	SunTrust Mortgage	
(NAME) 1616 Lincoya Bay Dr.	(NAME) P.O. Box 79041	MAP/PARCEL 109-05-0D-070.00CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) Baltimore, MD 21279-0041	
(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 considerations, the receipt of which is hereby acknowledged, **I, Rachel Carmichael, an unmarried woman**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Amanda R. Addington, unmarried**, hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Unit No. 1616 on the Plan of THE COTTAGES OF WILLIAMS BEND as shown on Exhibit C to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200406280076712, 200410280129585 and 200509230114373, 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 Rachel Carmichael, an unmarried woman by Deed dated 12/30/2005 from &) South Associates, LLC, A Tennessee Limited Liability Company of record in Instrument No. 200601040000765, recorded 1/4/2006, Register's Office for said County.

Water Easement as shown of record in Deed Book 4861, Page 511, Register's Office for said County.

Sewer Easement as shown of record in Deed Book 5107, Page 823, Deed Book 5406, Page 470, Deed Book 7121, Page 169, Register's Office for said County.

Utility Easement as shown of record in Deed Book 6185, Page 216, Instrument No. 200003310032369, Instrument No. 200212040149457, Register's Office for said County.

Easement Agreement as shown of record in Deed Book 7498, Page 726, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6663, Page 871, Instrument No. 200406280076712, Instrument No. 200410280129585, Instrument No. 200509230114373, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Instrument No. 200603140028980, Register's Office for said County.

Q/C to HOA for Common Area to Charter of Homeowner's Association as shown of record in Instrument No. 200612290161140, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1616 Lincoya Bay Dr., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), HER 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), HER 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 hands this 30th day of September, 2008.

Rachel Carmichael

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Rachel Carmichael, an unmarried woman, 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 official seal at Mt Juliet, Tennessee, this 9/30/2008.

My Commission Expires: April 7 2009

Notary Public

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

File Number: 280800845

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122