THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 12081639**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $119,900.00. Affiant Subscribed and sworn to before me, this 7th day of September, 2012. Notary Public My Commission Expires: 1/26/16

BILL GARRETT, Davidson County
Trans:T20120073648 DEEDWARR
Recvd: 09/28/12 15:18 2 pgs
Fees:13.00 Taxes:443.63
20120928-0088781

Rebecca Campbell Notary Public State of Tennessee County of Sumner

WARRANTY DEED

Address New Owner: Christy Boner 2516 Park Green Lane Old Hickory TN 37138	Send Tax Bills To: Same	Tax Information: Tax Parcel ID No. 053-06-0B-051.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Landon Wright, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christy Boner, single,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 248 on the Plan of Phase 4-A, Waterford Subdivision, of record in Book 7900, Page 596, Register's Office for Davidson County, Tennessee to wllich plan reference is here made br a more complete and accurate description.

Being the same property conveyed to Landon Wright, single by deed from Meridith Ann McCracken, unmarried of record in Instrument 200909110085266, Register's Office for Davidson County, Tennessee, dated September 1, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2012 a lien, not yet due and payable.

All matters shown on the Plan of record in Book 7900, page 596, Register's Office for Davidson County, Tennessee.

Boundary Survey in Book 6900, page 540, Register's Office for Davidson County, Tennessee.

Declaration of Annexation and Submission to the Restated Declartion of Covenants,Conditions and Restrictions in Book 9081, page 63, 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 8694, Page 216, restated in Book 8699, page 462 amended in Book 9530, page 185, 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.

By-Laws in Book 8715, page 583 amended in Instrument 200903090020515, Register's Office for Davidson County, Tennessee.

Charter for HOA in Book 8711, page 701, Register's Office for Davidson County, Tennessee.

Deed to HOA for open space in Book 8715, page 590 and Book 9393, page 831, Register's Office for Davidson County, Tennessee.

Sewer Easement in Book 1717, page 30, Register's Office for Davidson County, Tennessee.

Easement for Right of Way in Book 2024, page 255, Register's Office for Davidson County, Tennessee.

Title to that portion of the premises, if any, lying within the high or low water mark of the Cumberland River, the rights of upper and lower riparian owners to the free and unobstructed flow of the water of said river, without diminution or pollution, and the consequence of any past or future change in the location of said river.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 2516 Park Green Lane Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of September, 2012.

Landon Wright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Landon Wright, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of September, 2012.

Notary Public
My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013