WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/04/13 09:55 3 pgs
Fees:18.00 Taxes:704.85
20131104-0114085

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,500.00

Wana Kay Rutherford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of November, 2013.

TINA L. BARBER
Notary Public State of Florida
My Comm. Expires Mar 11, 2017
Commission # EE 880870
Bonded Through National Notary Assn.

Tina L Barber
Notary Public

MY COMMISSION EXPIRES: March 11, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wana Kay Rutherford		096-02-OA-006.00
(NAME)	(NAME)	
810 Cedarstone Way	Same as New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-2551		
(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, **Kyle Davis, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Wana Kay Rutherford and Deanna Foy Perry, as tenants in common with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 6, as shown on the plan of The Bluffs of Cedarstone, a Horizontal Property Regime, filed as Exhibit B-2 to and established by the Master Deed of record in Instrument 200706250075380 as amended in Instruments 200707200086753 and 201209050080134, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Kyle Davis by Deed from Donelson Cedarstone LLC, general partner of Donelson Cedarstone Associates II, L.P. a Tennessee limited partnership, dated 07/22/2010 and filed for record on 08/02/2010 in Instrument 201008020060219, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) All matters as set forth per Instrument 200604070040430, said Register's Office; (2) Master Deed and By-Laws filed for record in Instrument 200706250075380, said Register's Office; (3) Said Master Deed was amended of record in Instrument 200707200086753, Instrument 201209050080134, said Register's Office; (4) Easement of record in Book 1558, Page 359, said Register's Office; (5) Warranty Deed of Flowage Easement of record in Book 2274, Page 528, said Register's Office; (6) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4797, Page 942, Book 4872, Page 49, Book 4872, Page 55, Book 5223, Page 479, said Register's Office; (7) All matters set out in document including but not limited to an Easement of record in Book 5335, Page 135, said Register's Office; (8) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9781, Page 299, said Register's Office; (9) Agreement for Dedication of Easement for Water Main and Appurtenances of record in Book 9781, Page 303, Book 9781, Page 307, said Register's Office; (10) Stormwater Detention Agreement of record in Instrument 200604060039502, said

Register's Office; (11) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances Easement of record in Instrument 200604070040205, said Register's Office; (12) Stormwater Detention Agreement of record in Instrument 200608150100303, said Register's Office; (13) Declaration of Reciprocal Easements of record in Instrument 200610060124722, said Register's Office; (14) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 200611220144864, said Register's Office; (15) Charter of record in Instrument 200609290121057, said Register's Office.

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 810 Cedarstone Way, Nashville, TN 37214-2551

(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), their heirs and/or 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), their heirs and/or 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 hand this 1st day of November, 2013.

Kyle Davis

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Sumner

Personally appeared before me Kyle Davis, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of November, 2013.

Brenda Huntsman
Notary Public
My Commission Expires: 1/27/15

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066

True Copy Certification

I, Brenda Huntsman, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Brenda Huntsman, 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: May 11th 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY