WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130098615 DEEDWARR
Recvd: 11/20/13 10:55 2 pgs
Fees:13.00 Taxes:786.25

20131120-0119650

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF NOVEMBER, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-30-17

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-R5914 DHILLON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Amritpal K. Dhillon	Cornerstone Home Lending	161130B11200CO
112 Honey Creek Lane	1177 Westloop St #200	
Nashville, TN 37211	Houston, TX 77027	

FOR AND 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, WE,

WILLIAM B. GEMMILL AND JUDY C. GEMMILL, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

AMRITPAL K. DHILLON, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 112 Honey Creek Lane, Nashville, TN 37211

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 our hand on the 15th day of November, 2013.

William B. Gemmill by Judy C. Gemmill, attorney in fact
William B. Gemmill
By: Judy C. Gemmill, Attorney-in-Fact

Judy C. Gemmill

STATE OF TENNESSEE
COUNTY OF Williamson

On the 15th day of November, 2013, before me personally appeared JUDY C. GEMMELL to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM B. GEMMILL and acknowledged that she executed the same as the free act and deed of said WILLIAM B. GEMMILL.

Witness my hand and official seal at Franklin, Tennessee

Notary Public
My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at Franklin, Tennessee, this 15th day of November, 2013.

Notary Public
My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

file # 13-R5914 DHILLON

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee being Unit 112, CREEKSIDE OF BRENTWOOD, as established under Master Deed of record in Instrument No. 20040702-0079260, as amended and restated in Instrument No. 20050204-0013611, and as further amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to William B. Gemmill and Judy C. Gemmell, husband and wife by Warranty Deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership, recorded on the 16th day of November, 2007 in Instrument No. 20071116-0134491, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of William B. Gemmill and Judy C. Gemmill pursuant to a power of attorney executed by the same on the 13 day of November, 2013, and being filed for in Instrument # 20131120-0119649, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CREEKSIDE OF BRENTWOOD, as recorded in Instrument No. 20040714-0084063 and matters recorded at Instrument Nos. 20040220-0019757 and 20090730-0071237, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Charter of Creekside of Brentwood Homeowners Association, Inc. recorded at Instrument No. 20041217-0150431.

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CREEKSIDE OF BRENTWOOD of record in Instrument No. 20040702-0079260, as amended in Instrument No. 20050204-0013611, as amended by instrument(s) of record in Instrument Nos. 20050329-0034131 and 20050822-0100021; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

f. Easement for Water Mains, recorded in Book 6408, Page 486.

g. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7267, Page 41.

h. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7250, Page 755.

i. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7250, Page 758.

j. Easement recorded in Book 2438, Page 376 and Book 7851, Page 708.

k. Drainage Easement and Development Agreement as set forth in instrument recorded in Instrument No. 20040305-0025834.

l. Release of Property from Master Deed recorded at Instrument No. 20070622-0075126.

m. Conveyance to Homeowners Association recorded at Instrument No. 20080724-0075832.

n. Grant of Underground Utility Line Easement recorded at Instrument No. 20050606-0064353.

o. Memorandum of Site Lease Agreement recorded at Instrument No. 20000403-0032883 assigned at Instrument No. 20000714-0069736 and amended at Instrument Nos. 20040305-0025830 and 20050620-0070135.

p. Ground Lease recorded at Instrument No. 20040305-0025837.

q. Stormwater Detention Agreement recorded at Instrument No. 20040720-0086492.