THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 13120022** BILL GARRETT, Davidson County Trans:T20140000488 DEEDWARR Recvd: 01/03/14 09:13 2 pgs Fees:13.00 Taxes:851.00 20140103-0000634	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $230,000.00. Affiant Subscribed and sworn to before me, this 27th day of December, 2013. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Jay Woodward Drake 302 Shady Creek Lane Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-13-0-B-302.00CO

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, **Nathan Wright and Ashley Gatlin Wright, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jay Woodward Drake, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 302 of Creekside of Brentwood, a Horizontal Property Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Creekside of Brentwood of record in Instrument Number 20040702-0079260, amended and re-stated in Instrument No. 20050204-0013611, and further amended in Instrument No. 20050329-0034131, Instrument No. 20050822-0100021 and Instrument No. 20070622-0075126, the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Nathan Wright and Ashley Gatlin by Warranty Deed from Pulte Homes Tennessee, Limited Partnership, a Nevada Partnership of record at Instrument No. 20060810-0098558, Register's Office for Davidson County, Tennessee, dated August 07, 2006 and recorded on August 10, 2006.

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 2014 a lien, not yet due and payable.
If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Subject to all matters shown on the Plan of record as Instrument Number 20090730-0071237, Register's Office of Davidson County, Tennessee.
The premises herein insured is established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Creekside with By-Laws appended thereto, of record in of record in Instrument Number 20040702-0079260, amended and re-stated in Instrument No. 20050204-0013611, and further amended in Instrument No. 20050329-0034131, Instrument No. 20050822-0100021 and Instrument No. 20070622-0075126, in the Register's Office for Davidson County, Tennessee, Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan attached as Exhibit "C" to the Master Deed establishing a Horizontal Property Regime of Creekside, of record in of record in Instrument Number 20040702-0079260, amended and re-stated in Instrument No. 20050204-0013611, and further amended in Instrument No. 20050329-0034131, Instrument No. 20050822-0100021 and Instrument No. 20070622-0075126,to the of record as Instrument Number , Register's Office of Davidson County, Tennessee.
Deed of common areas to HOA of record in Instrument Number 20080724-0084064, in the Register's Office for Davidson County, Tennessee.
Ground Lease with SBA Towers, Inc of record in Instrument Number 20000403-0032883, Instrument No. 20000714-0069736, Instrument No. 20040305-0025830 and Instrument No. 20040305-0025837, in the Register's Office for DavidsonCounty, Tennessee.
Drainage and utility easement of record in Instrument Number 20040305-0025834, in the Register's Office for Davidson County, Tennessee.
Right of way to State of Tennessee of record in Book 7859, Page 398, in the Register's Office for Davidson County, Tennessee.
Transmission line easement of record in Book 2438, Page 376, in the Register's Office for Davidson County, Tennessee.
Construction and slope easement of record in Book 7851, Page 708, in the Register's Office for Davidson County, Tennessee.
Water main easement of record in Book 6408, Page 486, in the Register's Office for Davidson County, Tennessee.
Sewer easements of record in Book 7250, Page (s) 755 & 758 and Book 7267, Page 41, in the Register's Office for Davidson County, Tennessee.
Utility easement of record in Book 9444, Page 27, in the Register's Office for Davidson County, Tennessee.
Storm water detention agreement of record in Instrument Number 20040720-0086492, in the Register's Office for Davidson County, Tennessee.
Access and grading easement of record in Instrument Number 20040720-0086492, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 302 Shady Creek Lane Nashville TN 37211

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 27th day of December, 2013.

Nathan Wright by Cynthia Anna Gatlin as attorney in fact

Ashley Gatlin Wright by Cynthia Anna Gatlin as attorney in fact

Nathan Wright by Cynthia Anna Gatlin
as Attorney in fact

Ashley Gatlin Wright by Cynthia
Anna Gatlin as Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cynthia Anna Gatlin,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Nathan Wright and Ashley Gatlin Wright,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27th day of December, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014