WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $413,900.00

Caitlin Farmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2014.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Caitlin Farmer	Bank of America, NA	109-05-0-D 068.00CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
1612 Lincoya Bay Drive	6400 Legacy Dr, MS: TX-972-04-02	Trans:T20140040224 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 06/09/14 08:57 2 pgs
Nashville, TN 37214	Plano, TX 75024	Fees:13.00 Taxes:421.43
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20140609-0049693

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, **Nichole Curtiss, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Caitlin Farmer,a single woman**, 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:

Located in Davidson County, Tennessee, being Unit No. 1612, in The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040628-0076712, as amended in Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373, Register's Office, Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Barbara Nichole Curtiss, an unmarried woman by Warranty Deed dated 12/22/2005 from 70 South Associates, LLC, a Tennessee limited liability company of record in Instrument 200512280155508, Register's Office for Davidson County, Tennessee. The said Barbara Nichole Curtiss having since married and formally changed her name in the Chancery Court for Wilson County, Tennessee Case No. 2013CV366 dated 10/9/2013 to Nichole Curtiss. Spouse of Nichole Curtiss has never lived in this property as his personal residence.

All matters as set forth per Instrument 200009180092189, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 200406280076712, as amended of record in Instrument 200410280129585, as amended of record in Instrument 200509230114373, said Register's Office.
Deed of Conveyance of record in Book 4861, Page 511, said Register's Office.
Sewer Easement of record in Book 5107, Page 823, said Register's Office.
All matters including but not limited to an Easement of record in Book 5406, Page 470, said Register's Office.
Easement Agreements of record in Book 6185, Page 216 and Book 7498, Page 726, said Register's Office. First Amendment to Easement Agreement of record in Instrument 200003310032369, said Register's Office. Second Amendment to Easement Agreement of record in Instrument 200212040149457, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7121, Page 169, said Register's Office.

Grant of Easement of record in Instrument 201305170050096, said Register's Office.
Charter of Homeowners Association of record in Instrument 200603140028980, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 200612290161140, 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 1612 Lincoya Bay Drive, 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), 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 6th day of June 2014.

Nichole Curtiss

State of Tennessee
County of Wilson

Personally appeared before me Nichole Curtiss, 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 6th day of June, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON CO. TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122