BILL GARRETT, Davidson County
Trans:T20140047674 DEEDWARR
Recvd: 07/03/14 11:41 2 pgs
Fees:13.00 Taxes:932.40
20140703-0058847

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14061141

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $252,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of June, 2014.

Notary Public
My Commission Expires: 3/6/18

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth Bryan 641 Old Hickory Blvd 312 Brentwood TN 37027	~~New Owner~~ Suntrust Mtg. 1001 Semmes Avenue Richmond, VA 23224	Tax Parcel ID No. 171030B12700CO

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, **Andrea Parish, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Danielle Bryan**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Certain property in Davidson County, TN, described as Unit No. 43 of Townhomes of Fredericksburg, a Horizontal Property Regime located on Old Hickory Blvd., in Brentwood, TN, together with Easements as shown on the plat of Revision One, Phase One, Section Three, Townhomes of Fredericksburg, recorded in Plat Book 9700, Page 534, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 10126, Page 435, Book 10224, Page 683, Book 10294, Page 850, Book 11550, Page 531, Book 11682, Page 75, Instrument No. 20000718-0070558 and Instrument No. 20050705-0076596, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Townhomes of Fredericksburg, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Book 10126, Page 435, Book 10224, Page 683, Book 10294, Page 850, Book 11550, Page 531, Book 11682, Page 75, Instrument No. 20000718-0070558 and Instrument No. 20050705-0076596, said Register's Office, and By-Laws recorded in Book 10126, Page 486, Book 11550, Page 554 and Book 10275, Page 959, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Andrea Parish, unmarried by Warranty Deed from Teresa D. Taylor, unmarried, recorded on the 24th day of August, 2007 in Instrument No. 20070824-0101719, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Plat of record in Book 7900, Page 509, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 534, 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 10126, Page 435, amended in Book 10224, Page 683, amended and corrected in Book 10294, Page 850, Book 11550, page 531, Book 10393, Page 11, Book 10628, Page 517, Book 11682, Page 75 and Instrument No. 20000718-0070558, re-recorded in Instrument No. 20050705-0076596, Register's Office for Davidson County, Tennessee.
- Charter for Townhomes of Fredericksburg HOA of record in Book 10126, Page 430 and Book

11550, Page 529, in the Register's Office for Davidson County, Tennessee.
• By-Laws in Book 10126, Page 486, Book 10275, Page 959 and 11550, Page 554, Register's Office for Davidson County, Tennessee.
• Easement to Bellsouth of record in Book 9700, page 150, Register's Office for Davidson County, Tennessee.
• Easement for water mains of record in Book 9698, Page 81, in the Register's Office for Davidson County, Tennessee.
• Sanitary sewer easement of record in Book 7358, Page 643, Book 7851, Page 712, Book 7993, Page 269, Book 9698, Page 124, in the Register's Office for Davidson County, Tennessee.
• Easement for cable TV of record in Instrument No. 20000516-0049387, in the Register's Office for Davidson County, Tennessee.
• Dedication of Site Drainage Easement of record in Book 10012, Page 756, in the Register's Office for Davidson County, Tennessee.
• Storm water detention agreement of record in Book 10357, Page 920, 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.
• Any and all existing easements and restrictions as shown of record not stated herein

This is improved property located at 641 Old Hickory Blvd 312 Brentwood TN 37027

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 June, 2014.

Andrea Parish

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrea Parish, 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 27th day of June, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014