THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14061232**	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 8th day of July, 2014. Notary Public My Commission Expires: 11-6-17

DAVIDSON COUNTY JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lee Ann Dichtel 302 Shady Creek Lane Nashville TN 37211	Franklin American Mtg. 501 Corporate Centre Dr. #400 Franklin, TN 37067	Tax Parcel ID No. 161-13-0B-302.00-C

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, **Jay Woodward Drake, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lee Ann Dichtel, a single woman,** ("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 No. 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 an percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Jay Woodward Drake, unmarried by deed from Nathan Wright and Ashley Gatlin Wright, husband and wife of record in Instrument No. 20140103-0000634 Register's Office for Davidson County, Tennessee, dated December 27, 2013 and recorded on January 03, 2014.

The execution of this instrument is effected by the signature of Jonathan Harris as Attorney-in-fact for Jay Woodward Drake, which Power of Attorney if recorded in Instrument No. 20140721-0064348, said Register's Office.

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.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20090730-0071237, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed of record in Instrument Number 20040702-0079260, amended and restated in Instrument No. 20050204-0013611, and further amended in Instrument No. 20050329-0034131, Instrument No. 20050822-0100021 and Instrument No. 20070622-0075126, Register's Office for Davidson County, Tennessee,

Davidson County DEEDWARR
Recvd: 07/21/14 10:31 3 pgs
Fees:18.00 Taxes:851.00
20140721-0064349

but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
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 Davidson County, 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.
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 8th day of July, 2014.

Jay Woodward Drake by Jonathan Harris as attorney in fact

Jay Woodward Drake by Jonathan Harris 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, **Jonathan Harris,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Jay Woodward Drake,** 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 8th day of July, 2014.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE