# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140075971 DEEDWARR
Recvd: 10/08/14 09:39 2 pgs
Fees:13.00 Taxes:1304.88
20141008-0093176

G-RL-14-601-32

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,669.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Allyson Krebs** | **SWBC Mortgage Corp** | |
| (NAME) **601 Centerpoint Lane** | (NAME) **9311 San Pedro Ave., Ste. 100** | **91-15-E-32.00 CO** |
| (ADDRESS) **Nashville, TN 37209** | (ADDRESS) **San Antonio, TX 78216** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **RICHLAND STATION, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ALLYSON KREBS, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 32, RICHLAND STATION, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140213-0012916, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from David Helton, unmarried to Richland Station LLC as recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067684; part of Quitclaim Deed from David Helton, unmarried to Richland Station LLC as recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067683; part of Warranty Deed from Adelaide Lawrence Sauer and husband, Matthew Sauer to Richland Station LLC as recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067689; part of Quitclaim Deed from Adelaide Lawrence Sauer and husband, Matthew Sauer to Richland Station LLC as recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067688; part of Warranty Deed from Advisory Board Tennessee Church of the Nazarene, Inc., Successor to McClurkan Memorial Church of the Nazarene, Inc. which is now dissolved to Richland Station, LLC, a Tennessee Limited Company as recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067686 and part of Quitclaim Deed from Advisory Board Tennessee Church of the Nazarene, Inc., Successor to McClurkan Memorial Church of the Nazarene, Inc. which is now dissolved to Richland Station, LLC, a Tennessee Limited Company as recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067685, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on plats of record in Plat Book 421, Page 18 and Instrument No. 20140221-0014719;
- Covenants, Conditions and Restrictions of record in Instrument No. 20140213-0012916;
- HOA Charter of record in Instrument No. 20140213-0012915;
- Easement for Sanitary Sewer/Storm Drainage of record in Book 5756, Page 615;
- Easement for Storm Water of record in Book 1711, Page 486;
- Unrecorded Sewer Easement referenced in Deed of record in Book 4418, Page 756 and Book 7791, Page 254;
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20131122-0120386; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **601 Centerpoint Lane, Nashville, Tennessee 37209**.

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 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 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/our hand(s) this the 6th DAY OF OCTOBER, 2014.

Richland Station, LLC

BY: _____

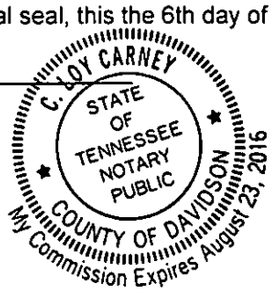
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jenn Garrett, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged herself to be the Director of Richland Station, LLC, the within named bargainor, a limited liability company, and that she as such Director executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of October, 2014.

_____
Notary Public

My Commission Expires:




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212