BILL GARRETT, Davidson County
Trans:T20140079221 DEEDWARR
Recvd: 10/21/14 13:40 2 pgs
Fees:13.00 Taxes:832.13
20141021-0097019

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN. 27, 2015 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $224,900.00 Affiant Subscribed and sworn to before me, this 17th day of October, 2014. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andrew Franklin Dellinger **Kelly Stack Dellinger**	Reliant Bank	**Map\Parcel: 126-15-0-A-050.00CO**
7904 Boone Trace	101 Creekstone Blvd Ste 200	
Nashville, TN 37221	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I/WE,

David A. Green, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Franklin Dellinger and Kelly Stack Dellinger, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in DAVIDSON County, Tennessee, being Lot No. 89 on the Plan of Phase One, Boone Trace at Biltmore, of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to David A. Green and wife, Ruth M. Green by Warranty Deed from NVR Fox Ridge, Inc., of record in Book 10700, Page 215, dated November 14, 1997, Register's Office for Davidson County, Tennessee. Said property was further conveyed by Quitclaim Deed to David A. Green of record in Instrument No. 20110811-0061891, dated August 8, 2011, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 7900, Page 667, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7265, Page 657 and amended in Book 9342, Page 312, Book 9665, Page 420, Book 9735, Page 731, Book 10032, Page 813, Book 10306, Page 817, Book 11455, Page 443, Instrument No. 20000126-0008529, Instrument No. 20010717-0075902, Instrument No. 20010607-0060003, Instrument No. 2011003-0107279 and Instrument No. 20011119-0126832 , Register's Office for DAVIDSON County, Tennessee.
PUD Boundary Plat of record in Book 6900, Page 470, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 9607, Page 534, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20001120-0114598 and Instrument No. 20021217-0155375, Register's Office for DAVIDSON County, Tennessee.
Easement to Viacom Cable of record in Book 9665, Page 420, Register's Office for DAVIDSON County, Tennessee.

Overhead Line Easement of record in Book 8992, Page 62, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Homeowners Association of record in Instrument No. 20011119-0126831, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 7904 Boone Trace, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 except as 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 GRANTEES, 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 17th day of October, 2014.

David A. Green

*Frenetta Green, spouse of David A. Green, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Frenetta Green

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, David A. Green and wife, Frenetta Green, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of October, 2014.

Notary Public

My Commission Expires: 1-24-17

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **140482SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027