THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32099-11-2014**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson: The actual consideration or value, whichever is greater, for this transfer is: $249,000.00. Affiant Subscribed and sworn to before me this 17th day of December, 2014. Notary Public My Commission Expires:

STEPHANIE MCCLAKE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Markus Betts 415 Lazy Creek Lane Nashville, TN 37211	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No. 161 130 B 41500 CO

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, **Alexander D. Ness, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Markus L. Betts** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 415 Lazy Creek Lane, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is not the marital principal residence of the Grantor herein.

BILL GARRETT, Davidson County
Trans:T20140095254 DEEDWARR
Recvd: 12/19/14 12:38 4 pgs
Fees:23.00 Taxes:921.30
20141219-0116397

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of December, 2014.

Alexander D. Ness

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Alexander D. Ness**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 415, together with the appurtenant interest in the common elements of Creekside of Brentwood, a horizontal property regime with private elements established by Master Deed, restated in Instrument No. 20050204-0013611, amended in Instrument No. 20050329-0034131, and Instrument No. 20050822-0100021, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as "A" to the aforementioned First Amendment to the Amended and Restated Master Deed in Instrument No. 20050329-0034131,said Register's Office.

Being the same property conveyed to Alexander D. Ness by deed dated July 27, 2009, from Ashley R. Safer, unmarried, and Joseph Ryan Shelton, unmarried, of record in Instrument No. 20090804-0073062, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Dedication of common area to Creekside of Brentwood Homeowners Association, Inc. of record in Instrument No. 20080724-0075832, Register's Office for Davidson County, Tennessee.
2. Charter of Incorporation of Creekside of Brentwood Homeowners Association, Inc. of record in Instrument No. 20041217-0150431, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Creekside of Brentwood, of record in Instrument No. 20050204-0013611, amended in Instrument No. 20050329-0034131, and Instrument No. 20050822-0100021, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7250, Pages 755 and 758, and Book 7267, Page 41, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20090730-0071237, Register's Office for Davidson County, Tennessee.
7. Easement for water mains and appurtenances of record in Book 6408, Page 486, Register's Office for Davidson County, Tennessee.
8. Easement for drainage and development agreement of record in Instrument No. 20040305-0025834, Register's Office for Davidson County, Tennessee.
9. Easement for transmission line of record in Book 2438, Page 376, Register's Office for Davidson County, Tennessee.
10. Easement for drainage facility of record in Book 7859, Page 398 and Book 9444, Page 27, Register's Office for Davidson County, Tennessee.

11. Easement for underground utility line of record in Instrument No. 20050606-0064353, Register's Office for Davidson County, Tennessee.
12. Easement for access and utilities of record in Instrument No. 20040305-0025839, Register's Office for Davidson County, Tennessee.
13. Easement for access and grading agreement of record in Instrument No. 20040305-0025838, Register's Office for Davidson County, Tennessee.
14. Storm water detention agreement of record in Instrument No. 20040720-0086492, Register's Office for Davidson County, Tennessee.
15. Lease from Alan D. Revelette and wife, Candace Revelette to SBA Towers, Inc., recorded in Instrument No. 20000403-0032883, assigned and assumed in Instrument No. 20000714-0069736, amended in Instrument No. 20040305-0025830 and Instrument No. 20050620-0070135, Register's Office for Davidson County, Tennessee.
16. Ground Lease from Pulte Homes Tennessee Limited Partnership to Alan D. Revelette and Candace M. Revelette, recorded in Instrument No. 20040305-0025837, Register's Office for Davidson County, Tennessee.
17. Memorandum of Antenna Site Agreement recorded in Instrument No. 20000321-0028710, Register's Office for Davidson County, Tennessee.
18. Memorandum of Lease of record in Instrument No. 20001102-0108823, Register's Office for Davidson County, Tennessee.