BILL GARRETT, Davidson County
Trans:T20150007934 DEEDWARR
Recvd: 02/02/15 10:50 2 pgs
Fees:13.00 Taxes:425.50
20150202-0009387

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 2015.

Notary Public
MY COMMISSION EXPIRES: 3-20-18
File No. G15-0741D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Douglas Gurel, married man (NAME)	Ameris Bank (NAME)	109-5-D-129 CO
1850 Lincoya Bay Drive (STREET ADDRESS)	1800 Parkway Place Suite 820 (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Marietta, GA 30067 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Jessica R. Gibson and David P. Freund, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas Gurel, married man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit No. 1850 on the plan of COTTAGES AT WILLIAMS BEND TOWNHOUSES, a horizontal property regime with private elements, created under Title 67, Section 27-101 et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions, and Restrictions for the Cottages at Williams Bend Townhouses, a horizontal property regime with private elements, of record in Instrument No. 20040628-0076712, and Supplementary Declarations in Instrument No. 20041028-0129585, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of the Cottages at Williams Bend Townhouses, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20050923-0114373, for a more complete identification and description of said Unit.

BEING the same property conveyed to Jessica R. Gibson, unmarried from 70 South Associates, LLC, a Tennessee Limited Liability Company, by Deed dated January 20, 2006, as Instrument No. 20060123-0008201, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Declaration of Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20040628-0076712, Instrument No. 20041028-0129585, and Instrument No. 20050923-0114373, and in any allied instrument(s) referred to in said restrictions.

3. Charter of Homeowner's Association of record in Instrument No. 20060314-0028980, Register's Office for Davidson County, Tennessee.
4. Common Area conveyed to Homeowner's Association of record in Instrument No. 20061229-0161140, Register's Office for Davidson County, Tennessee.
5. Easement for sewer lines as recorded in Book 5406, page 470, Register's Office for Davidson County, Tennessee.
6. Easement for sanitary sewers/storm drainage as recorded in Book 7121, page 169, Register's Office for Davidson County, Tennessee.
7. Easement to Comcast of Nashville 1, LLC as recorded in Instrument No. 20130517-0050096, Register's Office for Davidson County, Tennessee.
8. Access Easement Agreement as recorded in Book 6185, page 216, and as amended in Book 7498, page 726, Instrument No. 20000331-0032369 and Instrument No. 20021204-0149457, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

David P. Freund joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly marital interest.

This is improved property, known as 1850 Lincoya Bay Drive, Nashville, TN 37214.

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, their heirs and assigns, forever, and we do covenant with 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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 30th day of January, 2015.

Jessica R. Gibson

January 30, 2015
Date

David P. Freund

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Jessica R. Gibson and David P. Freund, wife and husband, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of January, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066