WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150010920 DEEDWARR
Recvd: 02/12/15 08:25 2 pgs
Fees:13.00 Taxes:2183.00
20150212-0012849

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.
$590,000.00.

Affiant

Subscribed and sworn to before me this 6th day of February, 2015

Notary Public
My Commission expires: 3/6/18
(Affix Seal)

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jennifer Solesby	new owner	117 15 0W 001.00
1714 A Hillmont Drive		
Nashville, TN 37215		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **OWASSO DEVELOPMENT, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jennifer Solesby, single, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. A of The Plan of Hillmont Estates, a Condominium with Private Elements, as shown on Exhibit "B" of Hillmont Estates, of record as Instrument No. 20130619-0062511, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests 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 building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20130619-0062511, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to OWASSO DEVELOPMENT, LLC, by deed from HILMONT BUILDERS, LLC, of record as Instrument No. 20130926-0101143, dated September 16, 2013, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 1424, Page 37 and Instrument Number 20130422-0039657, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20140522-0044363, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Storm water Facilities & Systems of record in Instrument Number 20131211-0125603, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1714 A Hillmont Drive, Nashville, TN 37215**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 6, 2015.

OWASSO DEVELOPMENT, LLC, a Tennessee limited liability company

BY: _____
Ryan Tolbert, authorized agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Ryan Tolbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of Owasso Development, LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 8/5/18
NOTARY PUBLIC

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY