WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150015331 DEEDWARR
Recvd: 03/03/15 08:16 2 pgs
Fees:13.00 Taxes:924.63
20150303-0018163

G-VRES-15-5759

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

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)
Kirsten L. Haman	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME)	(NAME)	
5759 Maudina Avenue	**2002 Richard Jones Road Suite 300A**	**103-02-0G-002.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37215**	
(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 **TODD R. THORLEY, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KIRSTEN L. HAMAN AN UNMARRIED WOMAN,** 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 No. 2 of Westland Square Townhomes II, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Westland Square Townhomes I, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20080722-0075210, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Westland Square Townhomes I, a Horizontal Property Regime with Private Elements, contained in said Declaration. The plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20080722-0075210, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Todd R. Thorley, an unmarried man by Warranty deed from Richard Ice Building Group, Inc., a Tennessee corporation of record in Instrument No. 20080813-0083432 Register's Office for Davidson County, Tennessee, dated August 1, 2008 and recorded on August 13, 2008.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 116, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20060425-0046951, as revised in Instrument No. 20080305-0022004, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080516-0050698, amended in Instrument No. 20130815-0085918 and Attorney's Certificate recorded at Instrument No. 20080516-0050699, Register's Office for Davidson County, Tennessee,
- By-Laws of Westland Square Homeowners Association shown in Exhibit C of the Declaration of Covenants, Conditions and Restrictions record in Instrument Number 20060418-0044405, amended in Instrument Number 20071217-0144178 and Instrument No. 20080603-0056490, in the Register's Office for Davidson County, Tennessee.
- Charter of Westland Square Homeowners Association of record in Instrument Number 20071217-0144176, as amended in Instrument Number 20071217-0144177, in the Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Condition and Restriction for Westland Square Townhomes I, of record in Instrument Number 20080722-0075210, in the Register's Office for Davidson County, Tennessee.
- Charter of Westland Square Townhomes I Corporation of record in Instrument Number 20080722-0075199, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreements of record in Instrument Number 20040223-0020159 and Instrument

Number 20070711-0082754, in the Register's Office for Davidson County, Tennessee.
• Drainage and Detention Pond Easement Agreement of record in Instrument Number 20070521-0060237, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary and/or Strom Drainage, water Mains, Pumps and Appurtenances, of record in Instrument Number 20070711-0082696, in the Register's Office for Davidson County, Tennessee.
• Quitclaim deed conveying the Open Space of record in Instrument Number 20071227-0147976, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5759 Maudina Avenue , 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 27th DAY OF FEBRUARY, 2015.

Todd R. Thorley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of February, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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