WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00. Brittany Geno
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE ____ DAY OF MARCH, 2015. Jennifer Crowell
(Affix Seal) Notary Public
My Commission Expires: 2/24/18

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

27103

BILL GARRETT, Davidson County
Trans: T20150018004 DEEDWARR
Recvd: 03/12/15 11:10 2 pgs
Fees: 13.00 Taxes: 499.13
20150312-0021231

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Andrew Glass	Access National Mortgage	Map/Parcel
221 Summit Ridge Dr.	1800 Robert Fulton Dr; St 350	131 05 0B 221.00
Nashville, TN 37215	Reston, VA 20191	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT A. McDOWELL JR., hereinafter called the GRANTOR, have bargained and sold, and by these presents do hereby transfer and convey unto ANDREW GLASS, unmarried, hereinafter called the GRANTEE, his 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. 221, on the Plan of Four Seasons Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Book 6841, page 349, as amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Four Seasons Condominiums as shown on Exhibit "A" of the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Robert A. McDowell Jr. by Warranty Deed from Matthew A. Beata of record in Instrument No. 20140619-0053781, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2015 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 131 05 0B 221.00
b. Subject to all matters as set forth per prior boundary plat of record in Plat Book 5050, page 30, Register's Office for Davidson County, Tennessee.

c. Subject to Master Deed and By-Laws of record in Book 6841, page 349, as amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee.
d. HOA Charter of record in Book 6855, page 917, as amended in Book 8176, page 697, Register's Office for Davidson County, Tennessee.
e. Ingress/Egress Easement for Hillsboro Road of record in Book 6869, page 157, Register's Office for Davidson County, Tennessee.
f. Easement Agreement of record in Book 6869, page 162, as re-recorded in Book 6870, page 966, Register's Office for Davidson County, Tennessee.
g. Utility Agreement of record in Book 4821, page 20, Register's Office for Davidson County, Tennessee.
h. Water and sewer Easement of record in Book 5271, page 430, Register's Office for Davidson County, Tennessee.
i. Easement of record in Book 5158, page 230, Register's Office for Davidson County, Tennessee.
j. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20120521-0043888, Register's Office for Davidson County, Tennessee.
k. Easement of record in Book 5158, page 851, Register's Office for Davidson County, Tennessee.
l. Easement Agreement of record in Book 7776, page 899, Register's Office for Davidson County, Tennessee.
m. Any and all visible easements lying on and across the property.

This is IMPROVED property known as 221 Summit Ridge Drive, Nashville, Tennessee 37215

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 10th day of March, 2015:

Robert A. McDowell Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Robert A. McDowell Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of March, 2015:

Notary Public

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 8, 2017

My commission expires: 4-8-17