THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15023066

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20150024721 DEEDWARR
Recvd: 04/06/15 09:26 2 pgs
Fees:13.00 Taxes:1461.50
20150406-0029269

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $395,000.00

Affiant

Subscribed and sworn to before me, this 1st day of April, 2015.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew J. Kaminski	SunTrust Mortgage, Inc.	Tax Parcel ID No.
1521 Clayton Avenue	P.O. Box 79041	117080C00100CO
Nashville TN 37212	Baltimore, MD 21279-0041	

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, **Kara Kimberly Siegrist** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew J. Kaminski**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit D of Clayton Place, a Horizontal Property Regime Planned Unit Development with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Master Deed of record as Instrument No. 20001026-0106312, and Instrument No. 20001026-0106313, and in the Attorney's Certificate to Clayton Place Master Deed Clarifying Horizontal Regime is a Private Element Planned Unit Development of record in Instrument No. 20120222-0015165, 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 Clayton Place, a Horizontal Property Regime Planned Unit Development with Private Elements, contained in said Master Deed, the plat filed as Exhibit "B" to said Master Deed appearing in Instrument No. 20001026-0106312, Instrument No. 20001026-0106313, and in the Attorney's Certificate to Clayton Place Master Deed Clarifying Horizontal Regime is a Private Element Planned Unit Development of record in Instrument No. 20120222-0015165 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby 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 by Quitclaim Deed from Christian Matthew Taylor to Kara Kimberly Siegrist as recorded on the 29th day of August, 2014 in Instrument No. 20140829-0079135 and Warranty Deed from Glenn T. Colby and wife, Barbara W. Colby to Christian Matthew Taylor and wife, Kara Kimberly Siegrist as recorded on the 24th day of May, 2012 in Instrument No. 20120524-0045039, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 332, Page(s) 10.

Charter recorded at Instrument No. 20001026-0106311.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CLAYTON PLACE of record in Instrument No. 20001026-0106312 and Attorney's Certificate recorded at Instrument Nos. 20001026-0106313 and 20120222-0015165 ; also 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.

Parking Easement Retained at Instrument No. 20000315-0026781.

This is improved property located at 1521 Clayton Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2015.

Kara Kimberly Siegrist by Will Chapman, Attorney in Fact

Kara Kimberly Siegrist by Will Chapman
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Kara K. Siegrist, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 1st day of April 2015.

J Anderson

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018