BILL GARRETT, Davidson County
Trans:T20150034835 DEEDWARR
Recvd: 05/06/15 09:36 2 pgs
Fees:13.00 Taxes:879.86
20150506-0041237

WARRANTY DEED

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

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $237,800.00

Affiant

Subscribed and sworn to before me, this the 4th day of May, 2015.

Notary Public

My commission expires: 9/10/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Whitney Holland	New Owner	**Map 161-13--0B, Parcel 326.00**
326 Shady Creek Lane		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kevin R. Jordan, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Whitney A. Holland, an unmarried woman

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 326 on the Plan of Creekside of Brentwood, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611, as amended in Instrument No. 20050329-0034131 and Instrument No 20050822-0100021, Register's Office for Davidson County to which reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Kevin R. Jordan, an unmarried man by Deed from Tobias T. Gunn and Nita E. Gunn, husband and wife, dated November 30, 2009, of record in Instrument No, 20091203-0110959, and Scrivener's Affidavit of record in Instrument No. 20100122-005494, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Premises herein insured is a condominium apartment established pursuant 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 provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Creekside at Brentwood.

2)The Plan of Final Plat of Creekside at Brentwood, of record in Instrument No. 20090730-0071237, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

3) Subject to any and all maters appearing in the Master deed of record in Instrument No. 20040702-0079260, Instrument No. 20050204-0013611, as amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021, and Instrument No. 20070622-0075126, said Register's Office.

4) Subject to Access and Utility Easement of record in Instrument No. 20040305-0025839, said Register's Office.

5) Subject to Access and Grading Easement Agreement of record Instrument No. 20040305-0025838, said Register's Office.

6) Subject to Drainage Easement, Stockpile, Buffer and Traffic Lights and Lanes Agreement of record in Instrument No. 20040305-0025834, said Register's Office.

7) Subject to Easements of record in Book 9444, Page 27, said Register's Office.

8) Subject to Sanitary Sewer and/or Storm Drainage Easement of record in Book 7250, Page 755, and in Book 7250, Page 758, discloses the existence of a 200-foot T.V.A. easement crossing the land, said Register's Office.

9) Subject to Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 6408, Page 486, said Register's Office.

10)Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7250, Page 755, and Book 7250, page 758, said Register's Office.

11)Charter of Creekside of Brentwood Homeowners Association, Inc., of record in Instrument No. 20041217-0150431, said Register's Office.

12) Conveyance of common areas to Creekside of Brentwood Homeowners Association, Inc., of record in Instrument No. 20080724-0075832, said Register's Office.

13) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X___) Unimproved (____) property, known as: **326 Shady Creek Lane, Nashville, TN 37211**

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 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. 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 **4th** day of **May, 2015.**

Kevin R. Jordan
By Kathy Hand, Attorney-in-Fact

Kevin R. Jordan
By: Kathy Hand, 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 aforesaid, the within named Kathy Hand, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Kevin R. Jordan**, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Kevin R. Jordan for the purpose therein contained, by signing the name of Kevin R. Jordan by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of May, 2015

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/6/17