Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150045650 DEEDWARR
Recvd: 06/10/15 09:39 2 pgs
Fees: 13.00 Taxes: 454.73
20150610-0054597

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 09-11-2017

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Austin J. McFall	NEW OWNER	161-11-0A-201.00-C
(NAME)	(NAME)	
456 Huntington Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Anthony P. Jones** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Austin J. McFall, a single man**, hereinafter called the GRANTEE(S), their heirs and/or 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 No. 201, on the plan of Huntington Ridge Townhouses, as shown on plat of record in Plat Book 4675, Page 9, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Anthony P. Jones by Special /Limited Warranty Deed from Federal Home Loan Mortgage Corporation, dated 11/05/2010, in Instrument No. 20110103-0000014, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Property taxes for 2015 and subsequent years, a lien not yet due and payable. 2015 property taxes have been prorated between Grantor and Grantee.
All matters shown on the plat of record in Plat Book 4675, Page 9, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record as Book 4729, Page 687, amended in Book 4889, Page 905, Book 5394, Page 243 and Notice of Board Resolution of record in Instrument No. 20110331-0024865, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
By-Laws of Huntington Ridge Townhouse Homeowners Association, Inc., of record in Book 7423, Page 762, amended in Instrument No. 20080324-0029069 and Instrument No. 20130724-0076332, in the Register's Office for Davidson County, Tennessee.
Charter of Huntington Ridge Townhouse Homeowners Association, Inc., of record in Book 4729, Page 682, amended in Book 4890, Page 84, in the Register's Office for Davidson County, Tennessee.

Warranty Deed to Huntington Ridge Townhouse Homeowners Association, Inc., a Tennessee not for profit corporation of record in Book 4742, Page 570, in the Register's Office for Davidson County, Tennessee.
Grant of Transmission Line Easement of record in Book 2338, Page 222, in the Register's Office for Davidson County, Tennessee.
Grant of Transmission Line Easement of record in Book 2338, Page 226, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 9732, Page 551 and Book 11345, Page 59, in the Register's Office for Davidson County, Tennessee.
Agreement of record in Book 9775, Page 308, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument No. 20140902-0079897, in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 456 Huntington Ridge Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 28th day of May, 2015.

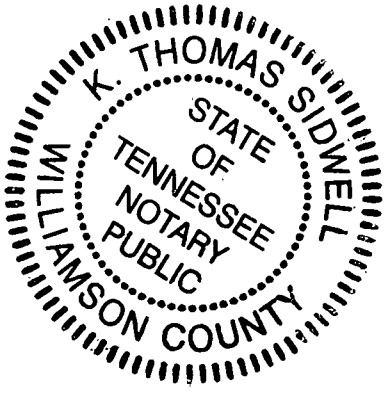
Anthony P. Jones

State of Tennessee
County of Williamson

Personally appeared before me Anthony P. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of May, 2015.

Notary Public
My Commission Expires: 11/17/17



RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064