Davidson County	DEEDWARR
Recvd: 06/16/15 14:17	3 pgs
Fees:18.00 Taxes:980.50	
20150616-0057313	

152537

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $265,000.00.

Affiant

Subscribed and sworn to me on June 11, 2015.

NOTARY PUBLIC

My Commission Expires: 2.6.17

STEVE TOPPINGS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28578SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Emily Bullington 3329 Golf Club Lane Nashville, TN 37215	New Owner	117-7-K-015CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Charles Sisk and Catherine Chang, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Emily Maureen Bullington, an unmarried woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being that certain condominium apartment unit in Davidson County, Tennessee, and being known as Unit No. 3329 on the plan of Golf Club Place Condominiums (Hillsboro Pike and Golf Club Lane) as of record at Plat Book 9700, page 293 and as described in the Master Deed as of record in Book 10283, page 431, as of record in the Register's Office for said County, all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and of the conveyance hereby made, and together with all fixtures, appliances, wall-coverings, carpets and floor coverings and/or other improvements therein and with the undivided interest in the General and Limited Common Elements appurtenant thereto.

Being the same property conveyed to Charles Sisk and Catherine Chang, both unmarried, by Deed from William H. Johnson, III, dated March 2, 2007, filed for record on March 28, 2007, in the Register's Office for Davidson County, Tennessee. (Inst 20070328-0037117, (2)

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

1. 2014Davidson County taxes which have been paid by the Grantor and which have been prorated by the parties and assumed by the Grantee.
2. The plan of record in Book 9700, page 293, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
3. Storm Water Detention of record in Book 9643, page 877, in the Register's Office for Davidson County, Tennessee.
4. Charter of Golf Club Place Condominiums Homeowners' Association in Book 10297, page 21, Register's Office for Davidson County, Tennessee.

5. Deed of Conveyance to Metro Government for water mains in Book 10131, page 838, Register's Office for Davidson County, Tennessee.
6. Deed of Conveyance to Metro Government for sanitary sewers of record in Book 10131, page 843, Register's Office for Davidson County, Tennessee.
7. 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, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Golf Club Place of record in Book 10283, page 431, Register's Office for Davidson County, Tennessee.
8. By-Laws of Golf Club Place Homeowners' Association, Inc., of record in Book 10283, page 439, and as amended in Instrument No. 20040616-0071447 and in Instrument No. 20050330-0034571, Register's Office for Davidson County, Tennessee.
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3329 Golf Club Lane, Nashville, TN 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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 11th day of June, 2015.

Charles Sisk

Catherine Chang

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 11, 2015, before me personally appeared Charles Sisk and Catherine Chang to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 11, 2015.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Shelly M. Smith