WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/25/15 08:13 3 pgs
Fees:18.00 Taxes:2183.00
20150625-0060838

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $590,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THE 24TH DAY OF JUNE, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1253B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Richard Cassidy	Franklin Synergy Bank	117-13-0B-076.00-CO
601 Green Park	722 Columbia Ave	
Nashville, TN 37215	Franklin, TN 37064	

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,

HOWARD L. ISAACS AND WIFE, BELINDA R. ISAACS

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RICHARD CASSIDY AND LISA CASSIDY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 601 on the Plan of Phase One of Abbottsford, a Planned Unit Development of record in Plat Book 6250, Page (s) 419 through 421, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Howard L. Isaacs and wife, Belinda B. Isaacs by Warranty deed from John W. Barton Company of record in Book 7487, page 370, Register's Office for Davidson County, Tennessee, dated March 08, 1988 and recorded on March 09, 1988. Belinda B. Isaacs and Belinda R. Isaacs are one in the same.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 419 through 421, inclusive as Amended in Book 6619, Page 931, Book 6771, Page 683, Book 6800, page 164, Register's Office for Davidson County, Tennessee.

A Subdivision Plat of the Frank R. Leu Property of record in Book 6250, Page 418.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6478, Page 177, Book 6530, Page 242, Book 6537, Page 303, Book 8106, Page 1, Book 10458, Page 810, Book 6576, Page 509 and Amended and Restated in Book 6578, Page 302, Instrument No. 20010514-0049648 and re-recorded in Instrument No. 20010502-0045152, Instrument no. 20010330-0030930, Instrument No. 20131218-0127945 and, Instrument No. 20131218-0127946, Register's Office for Davidson County, Tennessee.

Charter of Abbottsford Homeowner's Association of record in Book 6548, Page 213, in the Register's Office for Davidson County, Tennessee.

QuitClaim Deed for common areas to Abbottsford Homeowner's Association of record in Book 7175, Page 761, in the Register's Office for Davidson County, Tennessee.

By-laws of record in Book 8627, Page 254, Book 9381, Page 876 and Instrument No. 20131218-0127949, in the Register's Office for Davidson County, Tennessee.

Water Line Easements of record in Book 1286, Page 690, Book 1037, Page 572 and Book 6928, Page 934, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 6555, Page 328, in the Register's Office for Davidson County, Tennessee.

Abbottsford Homeowners Association, Inc. Parking Rules recorded on March 07, 2014 as Instrument Number 20140307-0019563, in the Register's Office for DavidsonCounty, Tennessee.

Abbottsford Homeowners Association, Inc. Leasing Rules recorded on April 08, 2014 as Instrument Number 20140408-0029142, in the Register's Office for DavidsonCounty, Tennessee.

Reciprocal Easements Agreements of record in Book 6478, Page 177, in the Register's Office for Davidson County, Tennessee.

Restrictive Covenants for Abbottsford of record in Book 6591, Page (s) 347 and 352, Book 6601, Page 966, Book 6607, Page(s) 519, 524 and 529, Book 6592, Page 400, Book 6619, Page(s) 936, 941 and 946, Book 6628, Page 721, Book 6638, Page(s) 351, 356, 361, 366, 371, 376, Book 6653, Page(s) 113, 118, 124, 129 and 134 and Amended in Book 6680, Page 496, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 7487, Page 370, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 601 Green Park, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 24th day of June, 2015.

Howard L. Isaacs

BELINDA R. ISAACS By Attorney-in-fact

Belinda R. Isaacs

By: Howard L. Isaacs, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, HOWARD L. ISAACS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of June, 2015.

Notary Public

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

My Commission Expires: 10/2/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **HOWARD L. ISAACS**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of BELINDA R. ISAACS for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for BELINDA R. ISAACS, and is authorized by BELINDA R. ISAACS to execute this instrument on her behalf.

Witness my hand and official seal, this 24th day if June, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

File #: 15-1253B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

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

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

