BILL GARRETT, Davidson County
Trans:T20150053124 DEEDWARR
Recvd:. 07/01/15 13:42 2 pgs
Fees:13.00 Taxes:828.80
20150701-0063754

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15-1464

WARRANTY DEED	State of Tennessee County of Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2015 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

DEBORAH J. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lisa Bell	US Bank, N.A.	126-16-0A-653.00
(NAME)	(NAME)	
1601 Harpeth Run Dr.	4801 Frederica St.,	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Tiffany N. Burns, an unmarried individual,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lisa Bell, an unmarried individual,** 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 Lot No. 524 on the plan of Parkview at Riverwalk, Phase 2, of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Tiffany N. Burns, a single woman, by Warranty Deed from Norfolk Homes of Nashville, Inc., a Michigan corporation, dated December 30, 2009 and recorded January 5, 2010 in Instrument No. 20100105-0000747, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2015 and subsequent years, a lien, but not yet due and payable.

Subject to the plan of record in Instrument No. 20061101-0135728, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20011105-0121083; amended in Instrument Numbers 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691, and 20061214-0154502, said Register's Office.

Subject to HOA Charter of record in Instrument Number 20020425-0051371, said Register's Office.

Subject to Storm Water Detention Agreements of record in Instrument Numbers 20010919-0101279, 20021119-0143687, 20040318-0030734 and 20040826-0103240, said Register's Office.

Subject to Utilities and Access Easement of record in Instrument Number 20010706-0072536; Utility Easement of record in Instrument No. 20040812-0097619; and Landscape Agreement of record in Instrument No. 20010919-0101280, said Register's Office.

Subject to Conveyance of Common Area of record in Instrument Number 20071220-0145869, said Register's Office.

Subject to mandatory HOA dues.

unimproved ☐

This is improved ☑ property, known as 1601 Harpeth Run Dr., Nashville, TN 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hands this 26th day of June, 2015.

Tiffany N. Burns

State of Tennessee
County of Sumner

Personally appeared before me Tiffany N. Burns, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of June, 2015.

Notary Public
My Commission Expires: 7-26-15

JENNIFER A. HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 20151094