BILL GARRETT, Davidson County
Trans:T20150069049 DEEDWARR
Recvd: 08/17/15 14:16 2 pgs
Fees:13.00 Taxes:684.50
20150817-0082520

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO.: 1291

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF SUMNER)

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$185,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
TAKURA MUSHIPE **2349 Hockett Drive** **Nashville, Tennessee 37218**	New Owner	**05809A13700CO**

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, **I, BARRINGTON E. GIST, Unmarried**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAKURA MUSHIPE and ERIKA MUSHIPE**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 129, on the Plan of Creekside Trails, Phase 5, of record in Instrument No. 20051103-0133061, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barrington E. Gist, unmarried by Warranty Deed from Kevin M. Redmond Sr. and Eileen L. Redmond recorded on the 12th day of December, 2012 in Instrument Number 20121212-0114387, in the Register's Office of Davidson County, Tennessee.

All matters on the Plan of Creekside Trails, Phase 5 of record in Instrument #20051103-0133061, Register's Office for Davidson County, Tennessee.

Subject to the lien for special assessments as contained in the said restrictions.

Subject to temporary construction easements as set forth in Consent Judgment and Final Decree under Circuit Court for Davidson County, Tennessee, Docket No. 90C-3345.

Subject to the flow of Eaton's Creek and branches thereof.

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

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Creekside Trails (also known as Eaton's of record in Instrument #20000915-0092002, Supplement amendment of record in Instrument #20011025-0117168 and Second Supplement amendment of record in Instrument #20020828-0103983, and

third supplemental amendment of record in Instrument #20041229-0153372, Register's Office for Davidson County, Tennessee but omitting any covenant,

condition or restriction, if any, based on race, color, religion, sex, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction(a) is exempt under Title 42 of the United States Code, (b) relates to handicap but does not discriminate against handicapped persons.

Subject to HOA Charter of Eaton's Creek Park Real Estate Investors Fund, LLC of record in Book 10871, Page 532, and Instrument #20011126-0128291, Register's Office for Davidson County, Tennessee.

Easements for water mains and appurtenances of record in Book 6255, page 578, Register's Office for Davidson County, Tennessee.

Easement for sanitary and/or storm drainage of record in Book 8326, page 230, Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record as Instrument #200001011-0100954, and Instrument #20031010-0150887, Register's Office for Davidson County, Tennessee.

This is improved property known as 2349 Hockett Drive, Nashville, Tennessee 37218

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 hand this 11th day of August, 2015.

BARRINGTON E. GIST

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named BARRINGTON E. GIST, Unmarried, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this office at Nashville, Tennessee, on this the 11th day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 12/18/2017

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY