THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15085097** BILL GARRETT, Davidson County Trans:T20150079161 DEEDWARR Recvd: 09/17/15 12:51 2 pgs Fees:13.00 Taxes:505.05 20150917-0094498	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $136,500.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2015. Notary Public My Commission Expires: _____ TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Taylor C. Irwin 424 Summit Ridge Pl Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-05-0B-424.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Candace N. Comer, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Taylor C. Irwin, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Apartment Unit No.424 of Four Seasons Condominium Created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record at Book 6841, Page 349, as amended at Book 6847, Page 127, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed at Exhibit "B", and said Unit as shown on Exhibit "D" to said Master Deed at as shown on plat at Book 5050, Page 30, all recording references to the Davidson County Tennessee Registers Office, all of which are incorporated herein and reference is here by made to same for a complete identification and description of said unit.

Being the same property conveyed to Candace N. Comer, unmarried by Warranty deed from Angela J. Bowman, unmarried of record in Instrument No. 20060918-0115061 Register's Office for Davidson County, Tennessee, dated September 14, 2006 and recorded on September 18, 2006.

The execution of this instrument is effected by the signature of Susan Gatlin as Attorney-in-fact for Candace N Comer, which Power of Attorney is recorded in Instrument No. 20150917-0094497, in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 5050, Page 30, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to 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 the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments

and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Four Seasons Condominiums of record in Book 6841, Page 349, amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee.
By-Laws appended to Master Deed of record in Book 6841, page 376, Register's Office for Davidson County, Tennessee.
Charter of Four Seasons Homeowner's Association of record in Book 6855, page 917, as amended in Book 8176, page 697, Register's Office.
Easement Agreements in Book 6869, page 157, Book 6869, page 162, rerecorded in Book 6870, page 966 and Instrument 200109120099679, Register's Office for Davidson County, Tennessee.
Grant of Easement in Instrument 201205210043888, Register's Office for Davidson County, Tennessee.
Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Service, of record in Book 5271, page 430, said Register's Office.
Engineer's Report of record in Book 6847, page 125, said Register's Office.
Agreement regarding utility service of record in Book 4821, page 20, said Register's Office.
Easement for Ingress and Egress of record in Book 7776, Page 899, in the Register's Office for Davidson County, Tennessee.
All terms, conditions and obligations contained in the Sale and Assignment of Option of record in Book 5388, page 503, said Register's Office.

This is improved property located at 424 Summit Ridge Pl Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of September, 2015.

Candace N. Comer by Susan Gatlin as Attorney-in-fact

Candace N. Comer by Susan Gatlin
as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Susan Gatlin,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Candace N Comer,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15th day of September, 2015.

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018