RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20150080918 DEEDWARR Recvd: 09/23/15 10:14 3 pgs Fees:18.00 Taxes:1073.00 20150923-0096605

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00012153

MAP - PARCEL NO: 171-03-B-51.00 CO

Send Tax Statements To:	**Name/Address New Owner:**	**Name of Mortgagee:**
SUNTRUST MORTGAGE INC	REED M WEST	SUNTRUST MORTGAGE INC
901 SEMMES AVENUE	375 CHILDE HAROLDS CIR.	901 SEMMES AVENUE
RICHMOND, VA 23224	BRENTWOOD, TN 37027	RICHMOND, VA 23224

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **MELANIE F. CARNAGGIO, married**, have bargained and sold and by these presents do transfer and convey unto **REED M. WEST and KELLY D. WEST, husband and wife**, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Unit No. 84 on the Revised Plan of Phase One, Section One, Townhomes of Fredericksburg, of record in Book 9700, page 236, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Melanie F. Carnaggio by warranty deed from Scott P. Sarnacke and spouse, Joyanne Sarnacke, of record in Instrument No. 20121212-0114644, Register's Office for Davidson County, Tennessee, dated December 10, 2012 and recorded December 12, 2012.

This is ☑ improved ☐ unimproved property known as 641 Old Hickory Blvd, #20 Brentwood, TN 37027.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2015 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters as shown on the plan of record in Plat Book 9700, page 236, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Book 10126, page 435; Book 10224, page 683; Book 10294, page 850; Instrument No. 2000718-0070558 and Instrument No. 20050705-0076596, Register's Office for Davidson County, Tennessee.

4. Bylaws of record in Book 10126, page 486 and Book 10275, page 959, Register's Office for Davidson County, Tennessee.

5. Restrictions of record in Book 7998, page 843, Register's Office for Davidson County, Tennessee.

6. Charters for Townhomes of record in Book 10126, page 430 and Book 11550, page 529, Register's Office for Davidson County, Tennessee.

7. Sewer and/or Storm Drainage Easements of record in Book 7993, page 269 and Book 9607, page 431, Register's Office for Davidson County, Tennessee.

8. Easement for Sewers, Storm Drainage, Water Mains and Appurtances of record in Book 7358, page 643, Register's Office for Davidson County, Tennessee.

9. Warranty Deed to State and Easement for Drainage Facilities of record in Book 7851, page 712, Register's Office for Davidson County, Tennessee.

10. Dedication of Site Drainage Easement of record in Book 10012, page 756, Register's Office for Davidson County, Tennessee.

11. Stormwater Detention Agreement of record in Book 10357, page 920, Register's Office for Davidson County, Tennessee.

12. Deed to Metro for Water Mains of record in Book 9698, page 81, Register's Office for Davidson County, Tennessee.

13. Deed to Metro for Sewer of record in Book 9698, page 124, Register's Office for Davidson County, Tennessee.

14. Boundary Plat for Fredericksburg of record in Plat Book 7900, page 509, Register's Office for Davidson County, Tennessee.

15. Deed for Amenities Area of record in Book 9443, page 538, Register's Office for Davidson County, Tennessee.

16. Plat of Amenities Area of Fredericksburg of record in Plat book 7900, page 87, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

BRIAN DAY husband of **MELANIE F. CARNAGGIO** joins in this conveyance for the purpose of relinquishing any right, title or interest he may have in said real estate by virtue of his marriage to **MELANIE F. CARNAGGIO**.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 18 day of September, 2015.

Melanie F. Carnaggio
MELANIE F. CARNAGGIO

Brian Day
BRIAN DAY

By: Melanie Carnaggio
MELANIE CARNAGGIO, Attorney-in-Fact of record in Book *, page_____ ROWC, TN.

*20150923-0096604 D

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MELANIE F. CARNAGGIO**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 18 day of September, 2015.

My Commission Expires:
2-18-19

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 18 day of September, 2015, before me personally appeared **MELANIE CARNAGGIO**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **BRIAN DAY**, and who acknowledged that she executed the same as the free act and deed of **BRIAN DAY**.

WITNESS my hand and official seal at Franklin, Tennessee, this 18 day of September, 2015.

My Commission Expires:
2-18-19

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$290,000.00**.

Kelly D. West
Affiant

SWORN TO and subscribed before me on this 16 day of September, 2015.

My Commission Expires:
2-18-19

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY