Davidson County DEEDWARR
Recvd: 10/05/15 15:54 3 pgs
Fees:18.00 Taxes:717.80
20151005-0101392

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$194,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th day of September, 2015.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 4/17/16
(AFFIX SEAL)

Warranty Deed

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. Ray Clendenen Gigi Lawrence 381 Harbor Village Drive Madison, TN 37115	Commerce Union Bank 101 Creekstone Blvd #200 Franklin, TN 37064	034-07-0-A-121.00 CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Lori Ann Foll now known as Lori Ann-Foll-Fellows, a married person

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Ewell Ray Clendenen and Gigi Lawrence, both unmarried,
as tenants in common with right of survivorship**

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 Unit No. 101 on the Plan of Townhomes Property Line Exhibit of Harbor Village, Phase IV, Revision I, a horizontal property regime with private elements, as established by the Declaration of Covenants, Conditions, and Restrictions and shown as Exhibit "C" to Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20030611-0080857; Instrument No. 20030723-0102986; as amended in Instrument No. 20050120-0007505; and as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20050729-0088636, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lori Ann Foll, unmarried, by Warranty Deed from Luisa Tejada, an unmarried woman, dated October 24, 2013, of record in Instrument Number 20131031-0113147, Register's Office for Davidson County, TN. The said Lori Ann Foll has since married and is now known as Lori Ann-Foll-Fellows.

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This instrument is being executed pursuant to a Power of Attorney of record in Instrument Number 20151005-0101391, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20050120-0007505, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6628, Page 577, amended in Book 6646, Page 543, Book 10672, Page 743, Instrument Number 20010817-0089318, Instrument Number 20030611-0080857, Instrument Number 20030723-0102986, and Instrument Number 20050120-0007506 Register's Office for Davidson County, Tennessee.
4) Property is subject to the Amended By-Laws of record in Instrument Number 20070206-0014894, said Register's Office.
5) Property is subject to an Easement for a Right of Way and Maintenance to Comcast of record in Instrument Number 20110930-0075899, said Register's Office.
6) Property is subject to the conveyance to the HOA for an easement and use of Coleman Lake of record in Instrument Number 20110211-0012143, said Register's Office.
7) Property is subject to a Stormwater Detention Agreement of record in Instrument Number 20021105-0135703 and Instrument Number 20021121-0144783, said Register's Office.
8) Property is subject to the PUD Assignment Charter of record in Book 6635, Page 254, amended in Instrument Number 20010817-0089318, said Register's Office.
9) Property is subject to the Charter for Harbor Village of record in Instrument Number 20030611-0080884, said Register's Office.
10) Property is subject to the conveyance to the HOA for Common Areas of record in Book 8485, Page 966, said Register's Office.
11) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 381 Harbor Village Drive, Madison, TN 37115
(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 hand(s) this 25th day of September, 2015.

Lori Ann Foll-Fellows by
Rachel McDonald, Attorney in Fact
Lori Ann-Foll-Fellows by Rachel McDonald, Attorney in Fact

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 Rachel McDonald, Attorney-in-Fact for Lori Ann-Foll-Fellows, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Lori Ann-Foll-Fellows for the purposes therein contained.

WITNESS my hand and official seal this 25th day of September, 2015.

Notary Public

My Commission Expires: 9-11-17

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

True Copy Certification

I, Hutch Henderson, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Rachelle Caudill, a notary public for this county and state, Hutch Henderson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/23/18

{Notary' Seal}

