WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150085588 DEEDWARR
Recvd: 10/07/15 13:47 2 pgs
Fees: 13.00 Taxes: 769.60
20151007-0102369

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

O-VRES-15-8200

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amanda L. Ashley	**Regions Bank dba Regions Mortgage**	
(NAME) **8200 Persia Way**	(NAME) **2050 Parkway Office Circle**	**172-12-0-D-493.00CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Birmingham, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CARLYE BURNS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AMANDA L. ASHLEY, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 539 on the Plan of Town Center Homes at Lenox Village, Section III, of record in Plat at Instrument No. 20060118-0006550, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carlye Burns, an unmarried woman by Warranty Deed from Kimerly K. Pocchiari, unmarried, of record in Instrument No. 20080626-0066156, Register's Office for Davidson County, Tennessee, dated June 23, 2008 and recorded on June 26, 2008.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
- Subject to all matters shown on the Plan of record as Instrument Number 20060118-0006550, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826; Instrument Number 20040526-0062220, as corrected in Instrument No. 20050113-0005133, Instrument Number 20050324-0032209, Instrument Number 20050815-0096405, Instrument No. 20060120-0007913, Instrument Number 20060120-0007914, Instrument of Correction recorded in Instrument No. 20060221-0020352 and in Instrument No. 20060309-0027423, Instrument No. 20060321-0032382 and Instrument Number 20060321-0032383, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association of record in Instrument Number 20031016-0153550, in the Register's Office for DavidsonCounty, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20051221-0152802, in the Register's Office for DavidsonCounty, Tennessee.
- Right of Ingress or Egress of record in Book 5332, Page 155 and Book 3399, Page 425, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress, Egress and Waterline of record in Book 5334, Page 866, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8200 Persia Way , Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 2nd DAY OF OCTOBER, 2015.

Carlye Burns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 2nd of October, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066