WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $210,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF OCTOBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7745 WORLEY JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Christy Y. Worley	same	163020B10900CO
241 Took Drive		
Antioch, TN 37013		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JENNIFER MOORMAN AND JASON STEFFENS, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CHRISTY Y. WORLEY, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 241 Took Drive, Antioch, TN 37013

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/or 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/or 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 our hand on the 7th day of October, 2015.

Jennifer Moorman

Jennifer Moorman

Jason Steffens

BILL GARRETT, Davidson County
Trans:T20150086389 DEEDWARR
Recvd: 10/09/15 13:58 2 pgs
Fees:13.00 Taxes:777.00
20151009-0103254

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, JENNIFER MOORMAN AND JASON STEFFENS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 7th day of October, 2015.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being all of Lot No. 59, on the plan of Phase Two, Berkeley Hall, Phase Five-Section One, Hickory Highlands PUD, of record in Instrument 200706210074238, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Landmark Homes of Tennessee Inc., a Tennessee corporation by Deed from Fortuna Partners LLC, a Tennessee limited liability company, dated 11/06/2012 and filed for record 11/27/2012 in Instrument 201211270108626, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Jennifer Moorman and Jason Steffens, Wife and Husband by Warranty Deed from Landmark Homes of Tennessee Inc., a Tennessee Corporation, recorded on the 6th day of May, 2013 in Instrument No. 20130506-0045382, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument Nos. 20070621-0074238, 20050125-0008851, 20050223-0019584, 20050706-0077601, 20050725-0086048, 20050725-0086047, 20050923-0114416 and Master Plat of Hickory Highlands recorded in Plat Book 6900, Page 562, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20061031-0135165, amended at Instrument No. 20070509-0055919 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement for Anchor, recorded in Book 10319, Page 987.

f. Easement for Right-of-way, recorded in Book 1784, Page 300, Book 2105, Page 428, Book 2905, Page 439 and Book 7597, Page 679.

g. Easement for Telecommunications, recorded in Book 1207, Page 530.

h. Grant of Easement recorded at Instrument No. 20090721-0068096.

i. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040303-0023979.

j. Conveyance of Common Area recorded at Instrument No. 20090623-0058289.

k. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 7031, Page 51, Book 7453, Page 445 and Book 7453, Page 460.