WARRANTY DEED

P-KW-15-0286

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 08-20-19 (AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Jennifer Norris	**Farmington Mortgage**	
(NAME) **286 Lake Chateau Drive**	(NAME) **2002 Richard Jones Rd, Ste. 300A**	**097-08-0-A-111.00CO**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Nashville, TN 37215**	
(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 **MARY E. CLAY, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JENNIFER NORRIS, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. U-3 on the Plan of the Condominium Plat of Lake Chateau Condominiums, of record in Plat Book 6250, Page 607 - 610, as corrected in Book 7025, Page 380, Book 10753, Page 271, Book 10753, Page 275 and amended in Book 11012, Page 495, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Mary E. Clay, a single woman by Warranty Deed from Mary M. Stevens, unmarried, of record in Instrument No. 20150303-0018213, Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 03, 2015.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 6250, Pages 607-610, inclusive, as corrected in Book 7025, Page 380, Book 10753, Page 271, Book 10753, Page 275, and amended in Book 11012, Page 495;
- Master Deed of record in Book 6639, Page 468, amended in Book 6691, Page 308, Book 4756, Page 743, Book 6691, Page 314, Book 7025, Page 380, Book 7367, Page 272, Book 10322, Page 682, Book 10753, Page 271, Book 10753, Page 275 and Book 11012, Page 495;
- HOA Charter of record in Book 6870, Page 491;
- HOA By-Laws of record in Book 6639, Page 548, as amended in Book 5718, Page 988;
- Assignment of development rights of record in Book 10836, Page 280;
- Storm water detention agreement of record in Book 6551, Page 765;
- Easement for ingress & egress of record in Book 5071, Page 277;
- Easement to South Central Bell of record in Book 6599, Page 291 and Book 6651, Page 23;
- Easement to First Suburban Utility District of record in Book 4914, Page 446;
- Easement for Broadband Communication To Comcast of record in Instrument No. 20101206-0096761;
- Easement to Southern Bell Telephone of record in Book 4077, Page 604;
- TVA Line easement of record in Book 1298, Page 133, Book 1224, Page 253, Book 1303, Page 25, and Book 1237, Page 944, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **286 Lake Chateau Drive , Hermitage, Tennessee 37076**.

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.

BILL GARRETT, Davidson County
Trans:T20150087010 DEEDWARR
Recvd: 10/13/15 10:23 2 pgs
Fees:13.00 Taxes:510.23
20151013-0103958

Witness my/our hand(s) this the 9th DAY OF OCTOBER, 2015.

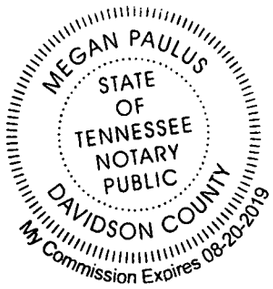
Mary E. Clay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY E. CLAY, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of October, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



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