WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $257,000.00.

Affiant

Subscribed and sworn to me on November 3, 2015.

NOTARY PUBLIC

My Commission Expires: 8/25/18

LEWIS BRONER NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28855SP

Davidson County DEEDWARR
Recvd: 11/03/15 15:49 3 pgs
Fees:18.00 Taxes:950.90
20151103-0112168

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Amy M. Nance 5123 Ander Drive Brentwood, TN 37027		181-10-E-016CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kristine Dinnen, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Amy M. Nance, an unmarried woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plat of High Point, Phase 2, Section 1, of record as Instrument No. 20140117-0004783, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Kristine Dinnen, an unmarried woman, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20150202-0009634, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County Taxes which have been prorated by the parties and paid by Grantor; 2016 and subsequent taxes are assumed by the Grantee.
2. Matters shown on Plan of record as Instrument No. 20140117-0004783, in the Register's Office for Davidson County, Tennessee.
3. A non-exclusive access easement crossing portion of Highpoint Investors, LLC, property shown in vesting Deed of record as Instrument No. 20080214-0014939, in the Register's Office for Davidson County, Tennessee.
4. Subject to Declaration of Covenants, Conditions and Restrictions for High Point recorded as Instrument No. 20110603-0042709, in the Register's Office for Davidson County, Tennessee, revised by Instrument No. 20120119-0005431, Instrument No. 20120912-0082818, Instrument No. 20130820-0087853 and Instrument No. 20140808-0071500, in the Register's Office for Davidson County, Tennessee.

5. Charter of High Point Homeowners' Association, Inc., recorded as Instrument No. 20100113-0003233, in the Register's Office for Davidson County, Tennessee.
6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20090309-0020470, Register's Office for Davidson County, Tennessee.
7. Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances of record as Instrument No. 20090309-0020488, in the Register's Office for Davidson County, Tennessee.
8. Grant of Easement to Comcast of Nashville I, LLCM of record as Instrument No. 20090714-0065912, Register's Office for Davidson County, Tennessee.
9. Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances of record as Instrument No. 20090309-0020517, in the Register's Office for Davidson County, Tennessee.
10. Easement for Sanitary Sewers, Water Line and Appurtenances of record as Instrument No. 20110411-027748, Register's Office for Davidson County, Tennessee.
11. Obligations set forth in the Sanitary Sewers, Drainage, Flow and Appurtenances Agreement of record as Instrument No. 20090805-0073466, Register's Office for Davidson County, Tennessee.
12. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 5123 Ander Drive, Brentwood, TN 27027.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 this 3rd day of November, 2015.

Kristine Dinnen

Kristine Dinnen

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 3, 2015, before me personally appeared Kristine Dinnen to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on November 3, 2015.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Rachel Keaton, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 3 day of Nov, 2015

Notary's Signature

RACHEL KEATON
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: March 4, 2