THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15105744** BILL GARRETT, Davidson County Trans:T20150102844 DEEDWARR Recvd: 12/04/15 14:13 2 pgs Fees:13.00 Taxes:536.50 20151204-0122556	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $145,000.00. Affiant Subscribed and sworn to before me, this 3rd day of December, 2015. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-11-2017

WARRANTY DEED

Address New Owner: Kaycee Green 360 SUMMIT RIDGE CIR Nashville, TN 37215-3833	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-5-B-360.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Grace Gilmore, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kaycee Diane Green, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 360 of Four Seasons Condominium, a Condominium Development, as shown on Plat of record in Plat Book 5050, Page 30, established pursuant to the provision of the Tennessee Horizontal Property. Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Four Seasons Condominiums of record in Book 6841, Page 349, amended in Book 6847, Page 122, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "D" to said Master Deed of record in Book 6841, Page 390, and By-Laws of record in Book 6841, Page 376, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Grace Gilmore, unmarried by Warranty Deed from Leah J. Smith, unmarried, recorded on the 28th day of September, 2009 in Instrument No. 20090928-0089735, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLARK GOWER PROPERTY, as recorded in Plat Book 5050, Page(s) 30.

Charter of Four Seasons Homeowners Association recorded in Book 6855, Page 917 and Book 8176, Page 697.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing FOUR SEASONS Condominium of record in Book 6841, Page 349 , as amended by instrument(s) of record in Book 6847, Page 122.

Easement for Ingress/Egress & Public Utilities , recorded in Book 5158, Page 852.

Easement for Ingress/Egress, recorded in Book 6869, Page 157, Book 6869, Page 162 and Book 7776, Page 899.

Easement for Right-of-way, recorded in Book 6869, Page 162 and Book 6870, Page 966.

Easement for Utility Lines, recorded in Instrument No. 20010912-0099679.

Sale Assignment of Option recorded in Book 5388, Page 503.

Conveyance recorded in Book 4821, Page 20.

Conveyance of Water and Sewerage Services recorded in Book 5271, Page 430.

Engineers Report recorded in Book 6847, Page 125.

Easement to Comcast recorded at Instrument No. 20120521-0043888.

This is improved property located at 360 SUMMIT RIDGE CIR Nashville, TN 37215-3833.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of December, 2015.

Grace Gilmore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Grace Gilmore, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018