BILL GARRETT, Davidson County
Trans:T20150110085 DEEDWARR
Recvd: 12/30/15 13:56 4 pgs
Fees:23.00 Taxes:1295.00
20151230-0131166

R & R to: Box 36

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of December, 2015.

Notary Public

My Commission Expires: 9.12.17

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Derrick Dewey Lachney and Ralph P. Lachney 710 Buchanan Str., #1 Nashville, TN 37208	Shellpoint Mortgage Services P.O. Box 740039 Cincinnati, OH 45274-0039	081084B0100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HR PROPERTIES OF TENNESSEE**, a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DERRICK DEWEY LACHNEY, UNMARRIED AND**

RALPH P. LACHNEY, MARRIED, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Salemtown Cottages, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20130930-0102050, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Salemtown Cottages and Bylaws of Salemtown Cottages Homeowner's Association, Inc., of record as Instrument No. 20140509-0040031, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership by deeds of record as Instrument No. 20130723-0076078; as Instrument No. 20130826-0089654, as corrected by Affidavit of Scrivener's Error of record as Instrument No. 20131104-0114051; as Instrument No. 20130723-0076079; as Instrument No. 20130723-0076082; as Instrument No. 20130723-0076083; as Instrument No. 20130826-0089652; as Instrument No. 20130826-0089652; as Instrument No. 20130808-0083152; and as Instrument No. 201304250041187, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Map of the North Nashville Real Estate Company's Plan of Lots of record in Plat Book 21, page 105, in the Register's Office for Williamson County, Tennessee.

2. Terms and conditions of the easements as contained in the Warranty Deed to the State of Tennessee of record in Deed Book 4130, page 170, in the Register's Office for Davidson County, Tennessee.

3. Terms and conditions of the easement as contained in the Warranty Deed to the Tennessee Department of Transportation in Instrument No. 20060912-0112604, in the Register's Office for Davidson County, Tennessee.

4. Easement for slope purposes as contained in the Warranty Deed to the State of Tennessee of record in Deed Book 4127, page 397, in the Register's Office for Davidson County, Tennessee.

5. Terms and conditions of easement contained in the Warranty Deed to the Tennessee Department of Transportation in Instrument No. 20070102-0000128, in the Register's Office for Davidson County, Tennessee.

6. Terms and conditions of the easements as contained in the Warranty Deed to the State of Tennessee of record in Deed Book 4122, page 106, in the Register's Office for Davidson County, Tennessee.

7. Terms and conditions of the easement as contained in the Warranty Deed to the Tennessee Department of Transportation in Instrument No. 20060329-0035799, in the Register's Office for Davidson County, Tennessee.

8. Terms and conditions of the easements as contained in the Consent Judgment to the State of Tennessee of record in Deed Book 4149, page 459, in the Register's Office for Davidson County, Tennessee.

9. Terms and conditions of the easement as contained in the Warranty Deed to the Tennessee Department of Transportation in Instrument No. 20060405-0039126, in the Register's Office for Davidson County, Tennessee.

10. Terms and conditions of the easements as contained in the Warranty Deed to the State of Tennessee of record in Deed Book 4117, page 233, in the Register's Office for Davidson County, Tennessee.

11. Terms and conditions of the easement as contained in the Warranty Deed to the Tennessee Department of Transportation in Instrument No. 20051214-0149957, in the Register's Office for Davidson County, Tennessee.

12. Terms and conditions of the easement as contained in the Warranty Deed to the Tennessee Department of Transportation in Instrument No. 20060213-0017453, in the Register's Office for Davidson County, Tennessee.

13. Declaration of Covenants, Conditions and Restrictions for Salemtown Cottages of record as Instrument No. 20130930-0102050, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Salemtown Cottages and Bylaws of Salemtown Cottages Homeowner's Association, Inc., of record as Instrument No. 20140509-0040031, Register's Office for Davidson County, Tennessee.

14. Stormwater Maintenance Agreement of record in Instrument No. 20140424-0034431, Register's Office for Davidson County, Tennessee.

15. Matters shown on Plat of record in Instrument No. 20140701-0057888, Register's Office for Davidson County, Tennessee.

16. Rights of others in and to the common elements.

17. Lack of access to a controlled access highway, Interstate 65.

18. Rights of the public in and to ingress to the alley as bounds said property.

This is improved property known as: **1813 7th Avenue N, #1, Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28 day of December, 2015.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

BY: _____
Jack Douglas Rainey, Jr., Authorized Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JACK DOUGLAS RAINEY, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Officer of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28 day of December, 2015.

_____
Notary Public

My Commission Expires _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

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