WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160001629 DEEDWARR
Recvd: 01/07/16 15:19 3 pgs
Fees:18.00 Taxes:1109.63
20160107-0001798

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $299,900.00.

Affiant

Subscribed and sworn to me on December 31, 2015.

NOTARY PUBLIC

My Commission Expires:

MICHELLE MARIE MONTAGUE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 6, 2018

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29070SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Edith Suzanne Allen 801 Cedarstone Way Nashville, TN 37214	SAME	096-02-0A-025.00CO

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, Cedarstone Homes, LLC, a Tennessee limited liability company, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Edith Suzanne Allen, unmarried, 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 Unit No. 25, as shown on the plan of The Bluffs of Cedarstone, a Horizontal Property Regime, filed as Exhibit B-2 to and established by the Master Deed of record in Instrument No. 200706250075380, as amended in Instruments 20070720-0086753 and 201209050080134, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being part of the same property conveyed to Cedarstone Homes, LLC, a Tennessee limited liability company, by Deed from Donelson Cedarstone Associates II, L.P., a Tennessee limited partnership, dated March 29, 2014, filed for record on March 21, 2014, in Instrument No. 20140321-0023557, 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. The Plan of record shown as Exhibit "B" to the Master Deed, of record in Document No. 20070625-0075380, amended in Document No. 20070720-0086753, said Register's Office, shows an owner's certificate, minimum building set back lines and easements to which Plan reference is hereby made for a more complete description.
3. Subject to the provisions of the condominium Master Deed of record in Document No. 20070625-0075380, amended in Document No. 20070720-0086753 and Instrument No. 20120905-0080134, in said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition or restriction would violate 42 USC 3604c.
4. Stormwater Detention Agreements of record in Document No. 20060406-0039502 and Document No. 20060815-0100303, in the Register's Office for Davidson County, Tennessee.
5. Easements for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Document No. 20060407-0040205 and Document No. 20061122-0144864, said Register's Office.
6. Declaration of Reciprocal Easements of record in Document No. 20061006-0124722, said Register's Office.
7. All matters shown on plan of record in Document No. 20060407-0040430, Register's Office for Davidson County, Tennessee.
8. 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 801 Cedarstone Way, Nashville, TN 37214.

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 GRANTORS 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 GRANTORS 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 31st day of December, 2015.

Cedarstone Homes, LLC, a Tennessee limited liability company

BY: _____

Shawn E. Bailes
as President

os President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Shawn E. Bailes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the President of Alloway, Cedarstone Homes, LLC, a Tennessee limited liability compny, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand, at office, on ~~December~~ 31, 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