THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN. 38464
FILE # 151257BR

BILL GARRETT, Davidson County
Trans:T20160004024 DEEDWARR
Recvd: 01/15/16 12:58 2 pgs
Fees:13.00 Taxes:559.63
20160115-0004422

FROM: ELAINE TRUITT, A MARRIED WOMAN

TO: ASHLEA L. WEBB, A SINGLE WOMAN

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED FIFTY- ONE THOUSAND TWO HUNDRED FIFTY AND NO/100--- ($151,250.00) ---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, ELAINE TRUITT, A MARRIED WOMAN, have bargained and sold, and by these presents, do transfer and convey unto the said ASHLEA L. WEBB, A SINGLE WOMAN, her heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Land in Davidson County, Tennessee, being Unit No. 45 on the Plan of Final Plat, Revision One, Huntington Ridge Townhouse Condominiums of record in Plat Book 9700, Page 846, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Subject to all matters as shown on plat of record in Book 4460, Page 67, Book 4675, Page 9, Book 9700, Page 846, Register's Office of Davidson County, Tennessee.

Subject to Restrictions of record in Book 4729, Page 687, Book 4889, Page 905 and Book 5394, Page 243, Register's Office of Davidson County, Tennessee.

Subject to Restrictions of record in Instrument No.20110331-0024865, Register's Office of Davidson County, Tennessee.

Subject to By-Laws of record in Book 7423, Page 762, Register's Office of Davidson County, Tennessee.

Subject to By-Laws of record in Instrument No. 20080324-0029069 and Instrument No. 20130724-0076332, Register's Office of Davidson County, Tennessee.

Subject to Charter (Huntington Ridge Townhouse Homeowners Association, Inc.) of record in Book 4729, Page 682 and Book 4890, Page 84, Register's Office of Davidson County, Tennessee.

Subject to Easement for Ingress and Egress of record in Book 6396, Page 896, Register's Office of Davidson County, Tennessee.

Subject to Easement to Comcast Nashville I, LLC of record in Instrument No. 20140902-0079897, Register's Office of Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record in Book 9732, Page 551 and Book 9775, Page 308, Register's Office of Davidson County, Tennessee.

Subject to Conveyance of Common Area of record in Book 4742, Page 570, Register's Office of Davidson County, Tennessee.

This being the same property conveyed to Elaine Truitt by Warranty Deed from Kevin Crossman, unmarried, recorded on the 27th day of July, 2015 in Instrument No. 20150727-0073578, in the Register's Office of Davidson County, Tennessee.

SUBJECT PROPERTY IS NOT THE GRANTORS USUAL PLACE OF RESIDENCE.

TAX IDENTIFICATION NUMBER: 161-11-0A-045.00 CO

PROPERTY ADDRESS: 387 HUNTINGTON RIDGE DRIVE, NASHVILLE, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said ASHLEA L. WEBB, her heirs and assigns forever. And I do covenant with the said ASHLEA L. WEBB, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for matters set out above.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend title to said land to ASHLEA L. WEBB, her heirs and assigns against lawful claims of all persons whomsoever.

WITNESS MY HAND THIS 13th DAY OF January, 2016.

ELAINE TRUITT

STATE OF TENNESSEE
COUNTY OF LAWRENCE

On this 13th day of January, 2016, before me personally appeared ELAINE TRUITT, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that she executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Columbia, in the State of Tennessee.

SHEILA R. BRISTOE
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

NOTARY PUBLIC
My Commission Expires: 4/2/17

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 151,250.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 14th day of January, 2016.

SEAL

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

NOTARY PUBLIC
My Commission Expires:

NEW OWNER(S): ASHLEA L. WEBB
ADDRESS: 387 Huntington Ridge Dr Nashville, TN 37211

SEND TAX BILLS TO:
Same as New Owner

MAIL RECORDED DOCUMENT TO:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067