BILL GARRETT, Davidson County
Trans:T20160016276 DEEDWARR
Recvd: 02/29/16 10:53 2 pgs
Fees:13.00 Taxes:821.40

20160229-0018852

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $222,000.00

Affiant

Subscribed and sworn to before me, this _____ day of ??yr??.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Taylor Ann Novak 5213 Cardiff Drive Nashville, TN 37211-6258	New Owner	161-10-0A-143.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julie Crider, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Taylor Ann Novak and Richard T. Novak, wife and husband,** hereinafter called the Grantee(s), their 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. 119 on the Plan of Phase Two, Villages of Brentwood of record in Plat Book 6250, Page 169, as amended in Book 8484, Page 140, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julie Crider, unmarried by Quitclaim deed from Michael R. Crider, unmarried of record in Instrument No. 20130710-0071408 Register's Office for Davidson County, Tennessee, dated July 05, 2013 and recorded on July 10, 2013.

This property is improved property known as **5213 Cardiff Drive, Nashville, TN, 37211-6258.**

This conveyance is subject to the following: (1) Taxes for the year 2016 a lien, not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 6250, Page 169, with Surveyors Certificate of Correction of record in Book 8484, Page 140; (3) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6143, Page 11, as amended in Book 6398, Page 495, Book 6852, Page 497, Book 7207, Page 251, Book 8507, Page 831, Book 11526, Page 579 and Instrument No. 200006060-056066, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; (4) Charter of Villages of Brentwood Homeowner's Association of record in Book 6158, Page 352 as amended in Book 7599, Page 914 and Instrument No. 20000606-0056067; (5) QuitClaim .Deed for common areas to Villages of Brentwood Homeowner's Association of record in Book 7663, Page 928 and Book 9728, Page 624; (6) Water Mains Easement of record in Book 8197, Page 338; (7) Restrictions of record as Instrument Number 20031028-0158878 but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; All being of record in the Register's Office for Davidson County, Tennessee.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their 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 the 26th day of February, 2016.

Julie Crider

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Julie Crider** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 26th day of February, 2016.

Notary Public

My Commission expires: 3-8-16

FILE NO: 2016014170

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.