(1) Return to: Bridgehouse Title

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $249,900.00.

Coreen Newsome
Affiant

Subscribed and sworn to me on March 30, 2016.

NOTARY PUBLIC

My Commission Expires:

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-12-2016

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29259SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Luena Mysja 811 Cedarstone Way Nashville, TN 37214	F&M Bank 50 Franklin Street Clarksville, TN 37040	096-02-0A-020.00CO

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 LUENA MYSJA, SINGLE WOMAN, hereinafter called **"GRANTEES,"** 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 Unit No. 20, 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. 20070625-0075380, 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 a part of the same property conveyed to Cedarstone Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from Donelson Cedarstone Associates II, L.P., a Tennessee limited liability partnership, of record as 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. 2016 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. The Plan of record shown as Exhibit "B" to the Master Deed, of record in Instrument No. 20070625-0075380, 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.

BILL GARRETT, Davidson County
Trans:T20160026935 DEEDWARR
Recvd: 04/04/16 11:30 3 pgs
Fees:18.00 Taxes:924.63
20160404-0031681

3. Subject to the provisions of the condominium Master Deed of record in Instrument No. 20070625-0075380, amended in Instrument No. 20070720-0086753 and Instrument No. 20120905-0080134, Instrument No. 20160208-0011939, 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 Instrument No. 20060406-0039502 and Instrument No. 20060815-0100303, in the Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewers/ water mains of record in Instrument No. 20060407-0040205, Instrument No. 20060815-0100309 and Instrument No. 20061122-0144864, Register's Office for Davidson County, Tennessee.
6. Declaration of Reciprocal Easements of record in Instrument No. 20061006-0124722, said Register's Office.
7. All matters shown on plan of record in Instrument No. 20060407-0040430, Register's Office for Davidson County, Tennessee.
8. Articles of Incorporation/ Charter of record in Instrument No. 20060929-0121057, Register's Office for Davidson County, Tennessee.
9. Easement for sanitary sewers/ storm drainage of record in Book 4797, page 942; Book 4872, page 49; Book 4872, page 55; Book 5223, page 479 and Book 9781, page 299, Register's Office for Davidson County, Tennessee.
10. Easement for water mains of record in Book 9781, page 303 and Book 9781, page 307, Register's Office for Davidson County, Tennessee.
11. Easement for flowage of record in Book 2274, page 52, Register's Office for Davidson County, Tennessee.
12. Easement of record in Book 1558, page 359 and Book 3499, page 531, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 811 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 GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES 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 GRANTEES, 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/our hand(s) this 30 day of March, 2016.

Cedarstone Homes, LLC, a Tennessee Limited Liability Company

BY: _____
Shawn E. Bailes, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Shaw E. Bailes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Cedarstone Homes, LLC, a Tennessee Limited Liability Company, the within named bargainor, a Limited Liability Company, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal on March 30, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE