# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160029679 DEEDWARR
Recvd: 04/12/16 12:50 3 pgs
Fees: 18.00 Taxes: 924.63
20160412-0035018

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Sumner

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

Affiant

Subscribed and sworn to me on April 11th, 2016.

NOTARY PUBLIC

My Commission Expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29204SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Mona Benrashid<br>805 Cedarstone Way<br>Nashville, TN 37214 | NEW OWNER | 096-02-0A-023.00CO |

**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 Mona Benrashid, an unmarried 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. 23, 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. 2016Davidson 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 Document No. 20070625-0075380, amended in Instrument 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 Instrument No. 20070625-0075380, amended in Instrument No. 20070720-0086753 Instrument No. 20120905-0080134,and 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 Document 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. Stormwater Detention Agreements of record in Instrument No. 20060406-0039502 and Instrument No. 20060815-0100303, Register's Office for Davidson County, Tennessee.
9. 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 Instrument No. 20060407-0040205 and Instrument No. 20061122-0144864, Register's Office for Davidson County, Tennessee.
10. Declaration of Reciprocal Easements of record as Instrument No. 20061006-0124722, Register's Office for Davidson County, Tennessee.
11. Subject to the rights of others in and to the common areas.

This property is also known as improved property located at 805 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 8th day of April, 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 Shawn 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 April 8, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 1-9-18

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

Please Record and Return To
SIGNATURE TITLE SERVICES
1517 Hunt Club Blvd
Ste 200
Gallatin, TN 37066