BILL GARRETT, Davidson County
Trans:T20160038147 DEEDWARR
Recvd: 05/09/16 08:47 2 pgs
Fees:13.00 Taxes:310.80
20160509-0045492

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $84,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of May, 2016.

Notary Public

My commission expires: 02/26/

NATHANIEL L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mandy N. Petersen	New Owner	**136-03-0A-088.00-CO**
3880 Priest Lake Drive #4		
Nashville, TN 37217		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Grazina O. Kriksciuniene, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Mandy N. Petersen, an unmarried person

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain Condominium unit in Davidson County, Tennessee, being Townhouse No. 4, Building No. 18 on the Plan of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, Page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grazina O. Kriksciuniene, unmarried by Cash deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20130409-0034813 Register's Office for Davidson County, Tennessee, dated April 3, 2013 and recorded on April 09, 2013.

Grantor warrants that the subject property is not her primary residence, nor the primary residence of her spouse.

This is improved property known as **3880 Priest Lake Drive #4, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: All matters shown on the Plan of record in Plat Book 4460, Page 79 and Plat Book 4460, Page 88, Master Deed establishing a Horizontal Property Regime of Priest Lake Park Condominiums of record in Book 4651, Page 412, as amended in Book 4943, Page 692, Book 4979, Page 939, Book 5083, Page 417 and Book 5189, Page 671, Covenants, Conditions and Restrictions of record in Book 7679, Page 173, as amended in Book 8115, Page 849, Book 9089, Page 757, Book 9507, Page 606, Book 9927, Page 75, and Instrument Number 20011025-0116633, Instrument Number 20050621-0071262, Instrument Number 20060228-0022872, Instrument Number 20060228-0022873 and Instrument No. 20150709-0066742,By-Laws of record in Book 4651, Page 420, as amended in Book 5083, page 417, Book 8115, Page 838, Book 9089, Page 765, and Instrument Number 20050817-0097909, Charter for Homeowner's Association of record in Book 4944, Page 115, Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel, rights of others in and to the common areas and/or elements, Register's Office for Davidson County, Tennessee, and real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 5th day of May, 2016.

Grazina O. Kriksciuniene

Grazina O. Kriksciuniene

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, Grazina O. Kriksciuniene, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 5th day of May, 2016.

Notary Public
My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

SolomonParks File No. 160038 8119 Isabella Lane, Ste 104 Brentwood, TN 37027

SP 11/2015