WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160042350 DEEDWARR
Recvd: 05/20/16 08:18 2 pgs
Fees:13.00 Taxes:758.50
20160520-0050496

P-AH-16-2576-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Naeema A. Sunmonu	new owner	
(NAME)	(NAME)	**058-09-0A-298.00-CO**
2576 Jordan Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218-3622		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SARAH WILSON AND ROBERT COLBY WILSON, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NAEEMA A. SUNMONU, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 298 on the Plan of Jordan Ridge At Eaton's Creek, Phase 10, "A Cluster Lot Planned Unit Development" Formerly "Creekside Trails" of record in Plat at Instrument No. 20110729-0058396, 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 Sarah Wilson and Robert Colby Wilson, wife and husband by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20120517-0042830 Register's Office for Davidson County, Tennessee, dated May 16, 2012 and recorded on May 17, 2012.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20110729-0058396, and Boundary Plat of record in Instrument No. 20000426-0041282, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20000915-0092002, as amended in Instrument Nos. 20010125-0117168, 20020828-0103983, 20041229-0153372, 20061120-0143523, 20061120-0143524, 20070905-0106402 and 20110216-0013313, Register's Office for Davidson County, Tennessee.
- Charter for Jordan Ridge at Eatons Creek HOA of record in Book 10871, Page 532, and Instrument No. 20011126-0128291, in the Register's Office for Davidson County, Tennessee.
- Utility and Drainage Easement of record in Instrument No. 20080128-0008719, in the Register's Office for Davidson County, Tennessee.
- Agreement for rights and obligations of record in Instrument No. 20041229-0153373, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No.20001011-0100954, Instrument No. 20031010-0150887, Instrument No. 20070112-0005338, and Instrument No. 20061260-009689, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 8326, Page 230, in the Register's Office for Davidson County, Tennessee.
- Water Mains Easement of record in Book 6255, Page 578, in the Register's Office for Davidson County, Tennessee.
- Temporary construction easements as described in Consent Judgment and Final Decree in Circuit Court for Davidson County, Tennessee, Docket # 90C-3345.
- Sanitary Sewer Easement of record in Book 5300, Page 903, Book 6186, Page 235, Book 7170, Page 775 and Book 7170, Page 778, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20120517-0042830 in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2576 Jordan Ridge Drive , Nashville, Tennessee 37218-3622**.

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; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this the 18th DAY OF MAY, 2016.

Sarah Wilson

Robert Colby Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 18th of May, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 18th of May, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212