THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16047367** BILL GARRETT, Davidson County Trans:T20160044403 DEEDWARR Recvd: 05/26/16 09:50 2 pgs Fees:13.00 Taxes:1003.34 20160526-0053007	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $271,172.00. Affiant Subscribed and sworn to before me, this 24th day of May, 2016. Notary Public My Commission Expires: 10/18/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jayme Kolling 1551 Sunbeam Dr Antioch TN 37013	Send Tax Bills To: new owner	Tax Information: Tax Parcel ID No. 182-01-0A-141.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dallas Wright and Jill Wright, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jayme Kolling, a single woman** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Phase Three Sunset Hills RS10 Subdivision - Cluster Lot Option of record in Plat at Instrument No. 20130619-0063025, 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 Dallas Wright and Jill Wright, husband and wife by Warranty deed from Kashani Construction, LLC of record in Instrument No. 20131014-0107197 Register's Office for Davidson County, Tennessee, dated October 04, 2013 and recorded on October 14, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Instrument Number 20130619-0063025, 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 for Sunset Hills with By-Laws of Sunset Hills Homeowners' Association, Inc. appended thereto, of record in Instrument Number 20070605-0067129, as supplemented in Instrument Number 20110203-0009586 and Instrument Number 20130712-0072091 and supplement and amendment No. 4 recorded in Instrument Number 20150227-0017000 Register's Office for Davidson County, Tennessee, 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.

Charter for Sunset Hills Homeowners Association, Inc. of record in Instrument Number 20070605-0067128, Register's Office for Davidson County, Tennessee. Conveyance of open space to Sunset Hills Homeowners Association, Inc. of record in Instrument Number 20130711-0071995, Register's Office for Davidson County, Tennessee.

Underground Sanitary Sewer Line Easement of record in Instrument Number 20070710-0082048 in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20060406-0039475, Register's Office for Davidson County, Tennessee.

Right of Way Easement to United Telephone Company of record in Instrument Number 20071109-0132386, in the Register's Office for Davidson County, Tennessee.

Utility easement of record in Instrument Number 20080805-0080303, in the Register's Office for Davidson County, Tennessee.

Restrictions contained in Deed of record in Book 5894, Page 186, Book 5388, page 713, in the Register's Office for Davidson County, Tennessee.

Private storm water maintenance facilities of record in Instrument Number 200710100120325, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1551 Sunbeam Dr. Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, her successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of May, 2016.

Dallas Wright Jill Wright

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dallas Wright and Jill Wright, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2016.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018