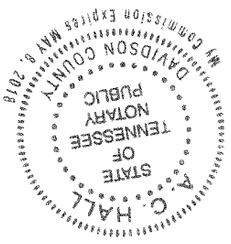
Davidson County DEEDWARR Recvd: 05/26/16 10:53 3 pgs Fees:18.00 Taxes:456.95 **20160526-0053077**

WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $123,500.00.

Affiant

Subscribed and sworn to me on May 23, 2016.

NOTARY PUBLIC

My Commission Expires: 5-8-18

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29421SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Cynthia Draws 670 Flintlock Ct. Nashville, TN 37217	SAME ADDRESS AS NEW OWNER	135-16-B-133 CO

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, Christina M. Tallent, a married woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Cynthia Draws, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Certain property in Davidson County, Tennessee, described as Lot No. 133 of Woodridge at Nashboro Village, a Horizontal Property Regime located on Flintlock Court in Davidson County, Tennessee, together with Easements as shown on the plat of Woodridge at Nashboro Village, Nashboro Village - Tract 11, recorded at Instrument No. 20021120-0143949, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 4827, page 14, as amended in Book 5469, page 840, Book 7751, page 907, Instrument No. 20021104-0134724 and Instrument No. 20030610-0080281, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Woodridge at Nashboro Village, contained in the Declaration of Covenants, Conditions & Restrictions of record in Book 4827, page 14, as amended in Book 5469, page 840, Book 7751, page 907, Instrument No. 20021104-0134724 and Instrument No. 20030610-0080281 and By-Laws Appended thereto, recorded in Instrument No. 20021106-0136459, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Christina M. Tallent, married by Deed dated April 4, 2006 from Brent Malak, of record in Instrument No. 20060630-0078286, 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 Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters as shown on the Plan of Woodridge at Nashboro Village, Nashboro Village - Tract 11 of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee.
3. All matters as shown on the Plats of record in Plat Book 4660, page 72; Plat Book 4660, page 74; Plat Book 4660, page 75; and Plat Book 4660, page 157, Register's Office for Davidson County, Tennessee.
4. Terms, provisions, covenants, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Woodridge at Nashboro Village, a horizontal property regime with private elements, of record in Instrument No. 20021104-0134724; as amended in Instrument No. 20030610-0080281 and Instrument No. 20050520-0056888, Register's Office for Davidson County, Tennessee; and as provided in the By-Laws of record in Instrument No. 20021106-0136459, in said Register's Office; 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.
5. Terms, provisions, covenants, restrictions, easements, charges, assessments and liens provided in the Master Deed of record in Book 4827, page 14, as amended in Book 5469, page 840 and Book 7751, page 907, Register's Office for Davidson County, Tennessee; and as provided in the By-Laws appended thereto; 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.
6. Charter for Woodridge at Nashboro Village Homeowners Association of record in
7. Instrument No. 20021106-0136458, Register's Office for Davidson County, Tennessee.
8. Quitclaim Deed for common area of record in Instrument No. 20021120-0144369, Register's Office for Davidson County, Tennessee.
9. Golf Cart Easement of record in Book 10110, page 854, Register 's Office for Davidson County, Tennessee.
10. Easement to Nashville Electric Service of record in Book 4821, page 111, Register's Office for Davidson County, Tennessee.
11. Overhead Line Easement to Nashville Electric Service of record in Book 4821, page 105, Register's Office for Davidson County, Tennessee.
12. Stormwater Detention Agreement of record in Instrument No. 20020820-0100403, Register's Office for Davidson County, Tennessee.
13. All matters of record in Plat Book 4660, page 72; Plat Book 4660, page 74; Plat Book 4660, page 75; and Plat Book 4660, page 157, Register's Office for Davidson County, Tennessee.
14. Design Standards of record in Instrument No. 20020507-0056331, Register's Office for Davidson County, Tennessee.
15. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
16. Said Property has never been the primary residence of Marion Tallent, husband of Christina M. Tallent

This property is also known as improved property located at 670 Flintlock Ct., Nashville, TN 37217.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is 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 GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

The subject property is not now nor has it ever been the primary residence of the Grantor.

WITNESS my hand this 23rd day of May, 2016.

Christina M Tallent

Christina M. Tallent

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 23, 2016, before me personally appeared Christina M. Tallent to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on May 23, 2016.

NOTARY PUBLIC

My Commission Expires: 12-6-2016

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
December 6, 2016
STATE OF TENNESSEE

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Shelly M Smith

Commission Expires
4-24-2018