BILL GARRETT, Davidson County
Trans:T20160050599 DEEDWARR
Recvd: 06/15/16 09:54 3 pgs
Fees:18.00 Taxes:984.20
20160615-0060467

WHEN RECORDED RETURN TO Midtown Title, LLC 1704 Charlotte Avenue, #105 Nashville, TN 37203 File No. M1617910 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** DAVIDSON The actual consideration or value, whichever is greater, for this transfer is **$266,000.00.** Affiant Subscribed and sworn to before me, this 10th day of June, 2016. Notary Public My commission expires: 10.18.2016 JESSICA WASELLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires OCT. 18, 2016

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
Kaylee B. Mills	New owner	**161-13-0B-129.00-CO**
129 Honey Creek Lane		
Nashville, TN 37211-6685		

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,

John R. Munro, a married man

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

Kaylee B. Mills, Unmarried

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

Land in Davidson County, Tennessee, being Unit No. 129 of Creekside of Brentwood, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Creekside of record in Instrument Number 20040702-0079260, Instrument No. 20050204-0013611, Instrument No. 20050329-0034131, Instrument No. 20050822-0100021 and Instrument No. 20070622-0075126, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the

regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to John R. Munro by Warranty deed from Pulte Homes Tennessee, Limited Partnership, Nevada Limited Partnership of record in Instrument No. 20050121-0007923 Register's Office for Davidson County, Tennessee, dated January 14, 2005 and recorded on January 21,

The spouse of John R. Munro has never had a marital interest in subject property and it not required to join in the execution of this instrument..

This is **improved** property known as **129 Honey Creek Lane, Nashville, TN 37211-6685.**

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:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** 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.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. The premises herein insured is subject to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Creekside at Brentwood of record in Instrument Number 20040702-0079260, Instrument No. 20050204-0013611, Instrument No. 20050329-0034131, Instrument No. 20050822-0100021 and Instrument No. 20070622-0075126, Register's Office for Davidson County, Tennessee. By-Laws of record in Instrument Number 20040426-0047292;Charter of Creekside of Brentwood Homeowners' Association, Inc. of record in Instrument Number 20041217-0150431; Right of Way to State of Tennessee of record in Book 7859, Page 398; Ground Lease with SBA Towers, Inc. of record in Instrument Number 20000403-0032883, Instrument No. 20000714-0069736, Instrument No. 20040305-0025830 and Instrument No. 20040305-0025837; Transmission Line Easement of record in Book 2438, Page 376; Easement for Water Mains of record in Book 6408, Page 486; Sanitary Sewer Easement of record in Book 7250, Page (s) 755 and 758, and Book 7267, Page 41; Drainage Easement, Stockpile, Buffer, Traffic Lights and Lanes Agreement of record in Instrument Number 20040305-0025834; Easement of record in Book 9444, Page 27; Miscellaneous easements and right of way granted to State of Tennessee of record in Book 7859, Page 398; Subject to rights of others in and to the common areas and/or elements all in the Register's Office for Davidson County, Tennessee..

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 10th day of June, 2016.

John R. Munro

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, John R. Munro, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 10th day of June, 2016.

Notary Public
My Commission Expires: _____

Solomon|Parks File No. 160185

