WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

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

P-H2H-16-2120-123-T

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)
Natalie A. Deidiker	**Primary Residential Mortgage, Inc.**	
(NAME)	(NAME)	
2120 Lebanon Pike Unit 123	**1480 North 2200 West**	**095-05-0B-043.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Salt Lake City, UT 84116**	
(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, **PHYLLIS C. CARPENTER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATALIE A. DEIDIKER, 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 Unit 123, Easthaven Townhomes, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010806-0083543, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Phyllis C. Carpenter, unmarried by Warranty deed from York Construction, LLC of record in Instrument No. 20031021-0155503 Register's Office for Davidson County, Tennessee, dated October 17, 2003 and recorded on October 21, 2003.

This conveyance is subject to:
- Covenants, Conditions, Restrictions and By-Laws of record in Instrument No. 20010806-0083543, as amended in Instrument Nos. 20020709-0082357, 20030425-0055753, 20031007-0147961 and 20040419-0043570;
- Charter for Easthaven Townhomes Owner's Association, Inc. of record in Instrument No. 20010806-0083542, as amended in Instrument No. 20020709-0082356;
- Deed of Conveyance to HOA of record in Instrument No. 20020709-0082358, and re-recorded in Instrument No. 20020710-0083021;
- Grant of Transmission Line Easement(s) of record in Book 1163, Page 638, and Book 1207, Page 513;
- Deed of Easement for use of roadways and parking areas of record in Instrument No. 20031007-0147962;
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20040319-0031672, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2120 Lebanon Pike Unit 123 , Nashville, Tennessee 37210**.

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.

BILL GARRETT, Davidson County
Trans:T20160052102 DEEDWARR
Recvd: 06/20/16 11:03 2 pgs
Fees:13.00 Taxes:518.00
20160620-0062367

Witness my/our hand(s) this the 15th DAY OF JUNE, 2016.

Phyllis C. Carpenter

Phyllis C. Carpenter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHYLLIS C. CARPENTER, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of June, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212