Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 16057670

BILL GARRETT, Davidson County
Trans: T20160052811 DEEDWARR
Recvd: 06/21/16 15:01 2 pgs
Fees: 13.00 Taxes: 466.20



20160621-0063198

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $126,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of June, 2016.

Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel L. Larson Summer N. Larson 1730 Lincoya Bay Drive Nashville TN 37214-2769	New Owner	Tax Parcel ID No. 109-05-0D-047.00-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, **Christina Edwards n/k/a Christina Bailey, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel L. Larson and Summer N. Larson, husband and wife**, ("Grantees"), their 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 Unit No. 1730 on the Plan of The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712, and Supplementary Declarations in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Cottages at Williams Bend Townhouses, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20041028-0129585 and as amended in Instrument No. 20050923-0114373, for a more complete identification and description of said units.

Being the same property conveyed to Christina Edwards, unmarried by Warranty deed from Eric S. Haga, unmarried of record in Instrument No. 20070802-0091792 Register's Office for Davidson County, Tennessee, dated July 31, 2007 and recorded on August 02, 2007.

Psalms Bailey joins in the conveyance for the purpose of conveying all right, Title and interest he may have in and to the above described property as spouse of Christina Edwards n/k/a Christina Bailey.

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 as Instrument Number 20000918-0092189, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20040628-0076712, supplemented in Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373, 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.

Sanitary Sewer and/or Storm Drainage Easement in Book 7121, page 169, Register's Office for Davidson County, Tennessee.

Sewer Easement in Book 5406, page 470, Register's Office for Davidson County, Tennessee.

Easement Agreement in Book 6185, page 216 and Book 7498, page 726, and Instrument No. 20000331-0032269 and Instrument No. 20021204-0149457, Register's Office for Davidson County, Tennessee.

Subject to restriction as set out in Deed of record in Instrument NO. 20021204-0149456, Register's Office for Davidson County, Tennessee.

Quitclaim Deed conveying common areas in Instrument No. 20061229-0161140, Register's Office for Davidson County, Tennessee.

Subject to restriction as set out in Deed of record in Instrument No. 20021204-0149456, Register's Office for Davidson County, Tennessee.

Quitclaim Deed conveying common areas in Instrument No. 20061229-0161140, Register's Office for Davidson County, Tennessee.

Charter in Instrument No. 20060314-0028980, Register's Office for Davidson County, Tennessee.

Water Easement of record in Book 4861, Page 511, in the Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 5107, Page 823, in the Register's Office for Davidson County, Tennessee.

Utility Easement of record in Instrument Number 20000331-0032369, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

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

This is improved property located at 1730 Lincoya Bay Drive Nashville TN 37214-2769

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 17th day of June, 2016.

Christina Edwards n/k/a Christina Bailey

Psalms Bailey

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christina Edwards n/k/a Christina Bailey, 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 17th day of June, 2016.

Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Psalms Bailey, 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 14 day of June, 2016.

Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018