WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160056265 DEEDWARR
Recvd: 07/01/16 09:34 2 pgs
Fees:13.00 Taxes:482.85
20160701-0067388

JIM R. VANDERPOOL — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY — MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $430,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JUNE, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-20-2017

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8344 LINDSEY JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kari L. Lindsey	Kari L. Lindsey	161-11-0C-015.00 CO
330 Yorkshire Circle	605 Bloomfield Way	
Nashville, TN 37211	Brentwood TN 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HELEN G. HANNAH, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

KARI L. LINDSEY, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 330 Yorkshire Circle, Nashville, TN 37211

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/or 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/or 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.

Witness my hand on the 30th day of June, 2016.

Helen G. Hannah

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~WILLIAMSON~~ Mecklenburg

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, HELEN G. HANNAH, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin~~, ~~Tennessee~~ Charlotte, NC, this ~~30th~~ 29th day of June, 2016.

Notary Public Prashant V. Khamshet

My Commission Expires: 8/13/2017

PRASHANT V KHAMSHET NOTARY PUBLIC MECKLENBURG COUNTY NORTH CAROLINA

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 303, PHASE 4, RESUBDIVISION OF LOT 1, VILLAGES OF BRENTWOOD, as shown on plat of record in Plat Book 6900, Page 471, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Helen G. Hannah, unmarried by Warranty Deed from Brandon C. Dorton, unmarried, recorded on the 10th day of August, 2007 in Instrument No. 20070810-0096225, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 4, RESUBDIVISION OF LOT 1, VILLAGES OF BRENTWOOD, as recorded in Plat Book 6900, Page(s) 471, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7231, Page 789 and Book 7472, Page 108, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Villages of Brentwood Homeowners Association recorded in Book 6158, Page 352, amended in Book 7519, Page 914, Book 7925, Page 41, Book 7936, Page 332, Book 8152, Page 727 and Book 8163, Page 593.

f. Easement for Piedmont Natural Gas Co., recorded in Instrument No. 20130419-0039360.

g. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 6730, Page 508.

h. Conveyance of common area/open space recorded in Book 7397, Page 382 and Book 7397, Page 384.

i. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

j. Property taxes for the current year.