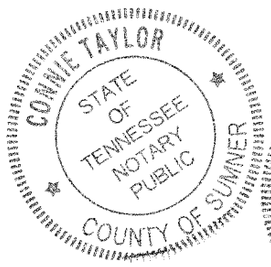
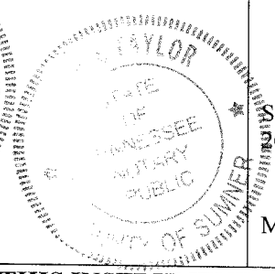
G#28698-2

WARRANTY DEED	State of Tennessee) County of Davidson)
 	The actual consideration or value, whichever is greater, for this transfer is **$250,000.00.** Natalie Ray Affiant Subscribed and sworn to before me, this the 18th day of July, 2016. Notary Public My commission expires: 11/5/2019 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Catrice Y. James	New Owner	**171030B29900CO**
601 Old Hickory Blvd Unit 116		
Brentwood, TN 37027		

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

Ashley Driver f/k/a Ashley Eisenlohr, unmarried

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

Catrice Y. James, unmarried

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

LAND in Davidson County, Tennessee, being Unit No. 61 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Seven, R20 Residential P.U.D., a Horizontal Property Regime (Private Element), as of record in Book 9700, Page 957, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Ashley Eisenlohr, unmarried, by Warranty Deed December 13, 2013, from Robert W. Thomas and wife, Hazel Thomas, of record in Instrument No. 20131231-0131004, Register's Office for Davidson County, Tennessee. The said Ashley Eisenlohr is now known as Ashley Driver.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 9700, Page 957, Register's Office for Davidson County, Tennessee;

2) Declaration of Restrictive Covenants contained in instrument of record in Book 10126, Page 435, and as amended in Book 10224, Page 683, in Book 10294, Page 850, in Book 10393, Page 11, and in Instrument No. 20000718-0070558, Register's Office for Davidson County, Tennessee;

3) Restrictive Covenants contained in instrument of record in Book 7798, Page 843, Register's Office for Davidson County, Tennessee;

4) By-Laws contained in instrument of record in Book 10126, Page 489, and amended in Book 10275, Page 959, and Second Amendment of record in Instrument No. 20150102-0000219, Register's Office for Davidson County, Tennessee;

Davidson County DEEDWARR
Recvd: 07/21/16 16:13 3 pgs
Fees:18.00 Taxes:925.00
20160721-0075421

5) Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7358, Page 643, in Book 7993, Page 269, and in Book 9607, Page 431, Register's Office for Davidson County, Tennessee;

6) Charter of Townhomes of Fredericksburg Homeowners Association, Inc., of record in Book 10126, Page 430, and in Book 11550, Page 529, Register's Office for Davidson County, Tennessee;

7) Conveyance of Common Area to Fredericksburg Townhome Association, Inc., of record in Book 10012, Page 956, and amended in Book 11753, Page 208, Register's Office for Davidson County, Tennessee;

8) Dedication of Site Drainage Easement of record in Book 10012, Page 956, Register's Office for Davidson County, Tennessee;

9) Easement granted to the State of Tennessee of record in Book 7851, Page 712, said Register's Office;

10) Storm Water Detention Agreement of record in Book 10357, Page 920, said Register's Office;

11) Rights of others in and to the use of the common areas/elements; and,

12) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **601 Old Hickory Boulevard #116, Brentwood, TN 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this **18th** day of **July, 2016.**

Ashley Driver

Ashley Driver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ashley Driver f/k/a Ashley Eisenlohr,** the within named seller, 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 Nashville, Tennessee, this **18th** day of **July, 2016.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: _____

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017