THIS INSTRUMENT PREPARED BY:

CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 07/29/16 10:20 3 pgs
Fees:18.00 Taxes:1609.50
20160729-0078276

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me as of the 28th day of July, 2016.

Notary Public

My Commission Expires: 3/7/2017

March 7, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Evan Rector 505 Logwood Briar Circle Brentwood, TN 37027-8268	SAME	172-13-0-A-024.00CO

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 consideration, the receipt and sufficiency all of which is hereby acknowledged, **Kelly A. Wolgast, an unmarried person**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Evan Rector, unmarried,** his heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Williams Grove, Section One, of record in Plat Book 9700, Pages 580 through 582, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelly A. Wolgast, an unmarried person by Warranty Deed from Dwight T. Baptist, an unmarried person, of record in Instrument No. 20110906-0068806, Register's Office for Davidson County, Tennessee, dated September 02, 2011 and recorded on September 06, 2011.

Being also known as 505 Logwood Briar Circle, Brentwood, Tennessee 37027-8268.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his heirs and/or assigns forever; and "Grantor" does covenant with the

said "Grantee" that she 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 stated herein as follows:

1. Easements or claims of easements not shown by the Public Records.
2. Taxes for the year 2016, a lien not yet due and payable.
3. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
4. All matters shown on the PUD Boundary of record in Book 9700, page 520, Register's Office for Davidson County, Tennessee.
5. All matters shown on the Plan of record in Book 9700, pages 580 thru 582, Register's Office for Davidson County, Tennessee.
6. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10741, Page 678,as amended in Book 11167, page 755, Book 11643, page 316 as supplemented in Instrument 199912060300190, amended in Instrument 200105140049490 , 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.
7. By-Laws of HOA in Book 10741, page 716, Register's Office for Davidson County, Tennessee.
8. Charter of HOA in Book 10741, page 669, amended in Book 10741, page 671 and Instrument 200106180064214, Register's Office for Davidson County, Tennessee.
9. Conveyance of common area to HOA in Instrument 200105140049489, Register's Office for Davidson County, Tennessee.
10. Storm Water Detention Agreement in Book 10951, page 699, Register's Office for Davidson County, TN.
11. Easement in Book 11383, page 728, Register's Office for Davidson County, Tennessee.
12. Subject to rights of others in and to the common areas and/or elements.
13. The taxes for 2016 have been prorated at closing and are assumed by Grantee.

Grantor further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto as of the 28th day of July, 2016.

Kelly A. Wolgast

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kelly A. Wolgast,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 28th day of July, 2016.

Notary Public

My Commission Exp. 5/1/2017

I, Kim Carter, do hereby make an 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.

SIGN HERE

Kim Carter, Paralegal

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Heather Wood, a notary public for this county and state, Kim Carter who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather D. Wood

Heather Wood

My Commission Expires: **12/16/2017**

