WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $309,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF OCTOBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 03-07-17

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8564 DORSEY JV LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Zach Dorsey and Rachel Dorsey	Republic Bank &nTrust Co,	141-05-0A-291.00 CO
557 Wolfeboro Lane	P O Box 950119	
Nashville, TN 37221	Louisville, KY 40295	

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,

JAMIE CODISPOTI, UNMARRIED

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

ZACH DORSEY AND RACHEL DORSEY, HUSBAND AND WIFE

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 557 Wolfeboro Lane, Nashville, TN 37221

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 20th day of October, 2016.

Jamie Codispoti

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans: T20160094560 DEEDWARR
Recvd: 10/26/16 11:23 2 pgs
Fees: 13.00 Taxes: 1143.30
20161026-0113158

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JAMIE CODISPOTI, 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, this 20th day of October, 2016.

Notary Public

My Commission Expires:

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

16-8564 DORSEY JV LG

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, TN being Lot No. 291 on the Plan of Avondale Park, Phase 2, Section 2A as shown on the plan of record in Instrument No. 20110208-0011106 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jamie Codispoti, unmarried by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 9th day of August, 2012 in Instrument No. 20120809-0071103, 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 AVONDALE PARK, PHASE 2, SECTION 2A, as recorded in Instrument No. 20110208-0011106, 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 Declaration of Restrictive Covenants recorded in Instrument Nos. 20081203-0117452, 20090331-0028791 and 20101223-0102254, 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 Avondale Park Homeowners Association, Inc. recorded at Instrument No. 20081203-0117350.

f. Easement for Access, recorded in Instrument No. 20041207-0145662.

g. Easement for Public Utilities, recorded in Instrument Nos. 20040204-0013639, 20040204-0013640 and 20040204-0013641.

h. Easement for Water Line, recorded in Book 5738, Page 819, Book 5738, Page 832, Instrument No. 20080818-0084836 and Partial Abandonment recorded at Instrument No. 20080826-0087638.

i. Easement for Right of Way, recorded in Book 787, Page 7 and Instrument No. 20090707-0063325.

j. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060512-0055867.

k. Easement for Grant of Transmission Line Easement, recorded in Book 4193, Page 903.

l. Easement for Sewer Line, recorded in Book 7601, Page 400.

m. Easement for water main across the Dower Tract, a part of the property from the 38.71 acre tract conveyed to John Smallman Cowden recorded in Book 1237, Page 674 to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract, deed recorded in Book 840, Page 540.

n. A portion of the overall property is within the 100 year flood plain as shown on the overall boundary lay-out of Ragan-Smith-Murphy & Associates, Inc., dated March 30, 1988 (not a field survey).

o. Deed to USA recorded in Book 4118, Page 694, Declaration of Taking recorded in Book 4228, Page 635 and Order recorded in Book 4273, Page 280.

p. Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument Nos. 20071002-0117293 and 20090814-0076610.

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

r. Property taxes for the current year.