THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16109582**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $116,000.00 Affiant Subscribed and sworn to before me, this 28th day of October, 2016. Notary Public My Commission Expires: 02/26/17

BILL GARRETT, Davidson County
Trans:T20160097076 DEEDWARR
Recvd: 11/02/16 14:33 2 pgs
Fees:13.00 Taxes:429.20
20161102-0116019

NATHAN L. POWERS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Julia Carpenter 3880 Priest Lake Drive Nashville TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 136-03-0B-037.00-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, **Joni Lynne McCormick, Administrator of the Estate of Dennis Harold Jones,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julia Carpenter, unmarried,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 82, Building No. 25, and garage herewith, of Phase 2, Priest Lake Park Condominium Townhouses, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Priest Lake Park Condominium Townhouses of record in Book 4651, Page 412, as amended in Book 4943, Page 692, Book 4979, Page 939, Book 5189, Page 671; By-Laws of Priest Lake Park Condominium Townhouses of record in Book 5083, Page 417; as amended in Book 8115, Page 838, Book 9089, Page 765, Instrument No. 20050817-0097909; Priest Lake Park Condominium Townhouses Amended Rules and Regulations of record in Book 7679, Page 173, as amended in Book 8115, Page 849, Book 9089, Page 757, Book 9507, Page 606, Book 9927, Page 75, Instrument No. 20011025-0116633, 20050621-0071262, 20060228-0022872, 20060228-0022873 and 20150709-0066742, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Site Map of record in Plat Book 4675, Page 145, said Register's Office; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Dennis H. Jones, a single man by Warranty deed from Raymond P. Dicker and wife, Karin Dicker of record in Instrument No. 20121105-0101480, in the Register's Office for Davidson County, Tennessee, dated October 30, 2012 and recorded on November 5, 2012.

The said Dennis H. Jones aka Dennis Harold Jones now being deceased on April 19, 2016, his estate having been probated of record in Docket No. 16P-1036, in the Probate Court for Davidson County, Tennessee. Joni Lynne McCormick having been appointed Administrator of the Estate of Dennis Harold Jones and such sale being approved through a court order filed on the 28th day of October, 2016 in Docket No. 16P-1036, in the Probate Court for Davidson County, Tennessee.

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 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4675, Page 145 and boundary survey in Book 4675, Page 131, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Priest Lake Park Condominium Townhouses of record in Book 4651, Page 412, as amended in Book 4943, Page 692, Book 4979, Page 939, Book 5189, Page 671, Register's Office for Davidson County, Tennessee.

By-Laws of Priest Lake Condominium Townhouses of record in Book 5083, Page 417; as amended in Book 8115, Page 838, Book 9089, Page 765, Instrument No. 20050817-0097909, in the Register's Office for Davidson County, Tennessee.

Priest Lake Condominiums Townhouses Amended Rules and Regulations of record in Book 7679, Page 173, as amended in Book 8115, Page 849, Book 9089, Page 757, Book 9507, Page 606, Book 9927, Page 75, Instrument No. 20011025-0116633, 20050621-0071262, 20060228-0022872, 20060228-0022873 and 20150709-0066742, in the Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Book 4944, Page 115, in the Register's Office for Davidson County, Tennessee.

Subject to the flow of any creeks, streams, or branches across subject property.

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 3880 Priest Lake Drive Nashville TN 37217

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 28th day of October, 2016.

The Estate of Dennis Harold Jones

BY: Joni Lynne McCormick Administrator
Joni Lynne McCormick, Administrator

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joni Lynne McCormick, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Administrator for the Estate of Dennis Harold Jones, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of October, 2016.

Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17

