LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160103183 DEEDWARR
Recvd: 11/22/16 09:41 2 pgs
Fees: 13.00 Taxes: 1552.15

20161122-0123112

B-KW-16-237-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,500.00.

Rachel E Reed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/8/19 (AFFIX SEAL)

ERNEST D. BENNETT, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 8, 2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert T. West and Rachel E. Reed	Suntrust Mgt	
(NAME)	(NAME)	
237 Andover Way	PO Box 79041	**142-16-0B-010.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-3005	Baltimore, MD 21279	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHELLE GASKINS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT T. WEST, AN UNMARRIED MAN AND RACHEL E. REED, AN UNMARRIED WOMAN AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Arlington Green, Phase I of record in Plat Book 6900, Page 399, as amended in Book 7517, page 281 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 Michelle L. Powell by Warranty deed from Alexander M. Hartz and spouse, Helen C. Hartz of record in Instrument No. 20121205-0111796 Register's Office for Davidson County, Tennessee, dated November 26, 2012 and recorded on December 05, 2012. Michelle L. Powell. having since married is now known as Michelle Gaskins. Her husband, Ronald Gaskins joins in the conveyance of this instrument for the purpose of conveying any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2016, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 399, amended in Book 7517, Page 281 (which deletes all references to the DCCR for Arlington Green and inserts Devon Hills), Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Master Plan of Devon Hills record in Plat Book 6900, Page 398 and Plat book 9700, page 743, both in Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Devon Hills of record in Book 7517, Page 283, First Subsequent Amendment recorded in Book 7517, Page 367, Second Subsequent Amendment recorded in Book 8180, page 222, Designation of Declarant in Book 8712, page 618, Third Subsequent Amendment recorded in Book 8712, page 620, Fourth Subsequent Amendment in Book 8796, Page 410 and Book 9150, page 182, Fifth Subsequent Amendment in Book 8796, Page 416, Sixth Subsequent Amendment in Book 9492, Page 594, Seventh Subsequent Amendment in Book 9492, page 600 and Eighth Amendment in Book 10692, page 750, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Covenants, Conditions and Restrictions of Devon Hills recorded in Book 8120, Page 402, First Subsequent Amendment recorded in Book 8120, page 485, Second Subsequent Amendment recorded in Book 8180, page 230 and Third Subsequent Amendment recorded in Book 8181, page 62, all in the Register's Office for Davidson County, Tennessee.
- By-Laws of Devon Hills Community Association, Inc. of record in Book 7517, Page 283 (Exhibit C), as amended in Book 10692, page 753 and Book 8120, page 402 (Exhibit C) as amended in Book 8180, page 232 and Book 11232, page 427, all in the Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 8170, Page 450 amended in Book 11272, page 866, in the Register's Office for Davidson County, Tennessee.
- Quit Claim for Open Area of record in Book 8625, Page 750, Book 9618, page 880 and Book 11120, page 191, in the Register's Office for Davidson County, Tennessee.

- Transfer of Certain Declarant Rights of record in Book 8902, Page 963, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 4594, Page 650 in the aforesaid Register's Office.
- Agreement for easement of record in Book 5459, Page 654 and Book 5473, Page 171, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **237 Andover Way , Nashville, Tennessee 37221-3005**.

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 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 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 the 18th DAY OF NOVEMBER, 2016.

Michelle Gaskins

Ronald Gaskins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 18th of November, 2016.

Notary Public
My Commission Expires: 3-16-18
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 18th of November, 2016.

Notary Public
My Commission Expires: 3-16-18
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212