BILL GARRETT, Davidson County
Trans:T20160103645 DEEDWARR
Recvd: 11/23/16 09:58 2 pgs
Fees:13.00 Taxes:895.40
20161123-0123642

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $242,000.00 Affiant Subscribed and sworn to before me this 17th day of November, 2016. Notary Public My commission expires: 7-30-17

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CSH Property One, LLC c/o Colony Starwood Homes	**New Owner**	**Map/Parcel: 141-07-0-B-097.00CO**
8665 E. Hartford Drive, Ste. 200		
Scottsdale, AZ 85255		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

David Clifford and wife, Deborah Clifford

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

CSH Property One, LLC c/o Colony Starwood Homes, 8665 E. Hartford Drive, Suite 200, Scottsdale, AZ 85255

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 81 on the Plan of First Revision of Somerset Farms, Section 4, Phase 1, a Planned Unit Development of record in Book 9700, Page 157, 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 David Clifford and wife, Deborah Clifford, by Warranty Deed, from Catherine Sivils Entman, married and Sarah Elizabeth Sivils Simmons, married, and John Talmadge Sivils, married, as residuary devisees under the Last Will and Testament of Talmadge Howard Sivils, deceased, dated October 5, 2005, of record in Instrument No. 20051012-0123053, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, Page 157, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 8556, Page 11, amended in Book 9383, Page 526, Book 9662, Page 869, Book 10190, page 182, Book 10410, Page 89 and Book 11433, Page 936, Register's Office for DAVIDSON County, Tennessee.
Drainage Easement of record in Book 3314, Page 23, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary Plat of record in Book 7900, Page 327, Register's Office for DAVIDSON County, Tennessee.
Water and Sewer Line Easement of record in Book 7349, Page 564, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 7382, Page 225, Book 7820, Page 608, Book 8235, Page 521 and Book 8584, Page 20, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Book 8556, Page 25, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.

Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 326 Roslyn Court, 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 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 17th day of November, 2016.

David Clifford

Deborah Clifford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, David Clifford and wife, Deborah Clifford , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November, 2016.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2017

File #: **160683JM**
~~**RECORD & RETURN TO:**~~
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

AFTER RECORDING RETURN TO
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127