Gsam
Box44

BILL GARRETT, Davidson County
Trans:T20160114314 DEEDWARR
Recvd: 12/28/16 15:16 4 pgs
Fees:23.00 Taxes:883.93
20161228-0136554

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $238,900.00. Courtney C. Peterson Affiant Subscribed and sworn to before me, this 27th day of December, 2016. Notary Public My Commission Expires: 10-14-2019

LENA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Courtney Carter Peterson 126 Hicks Road Nashville, TN 37221	New Owner	142-16-0G-015.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY CARTER AND ANTONIA CARTER, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **COURTNEY CARTER PETERSON, unmarried**,

hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Devon Close Town Homes of record in Plat Book 9700, Page 147, 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 Jeffrey Carter and Antonia Carter, husband and wife, by deed from Connie Lynn Callaway Green, individually and as Personal Representative of the Estate of Dorothy F Callaway, deceased, of record in Instrument No. 20160128-0008144, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Taxes for the year 2017 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 9700, page 147, Register's Office for said County.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 limitation all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Devon Close Town Homes Condominiums, of record in Book 9747, page 278, Register's Office for said County.

4. Declaration of Covenants, Conditions and Restrictions of record in Book 7517, page 283, amended at Book 7517, page 367; Book 8180, page 222; Book 8712, page 618; Book 8712, page 620; Book 8796, page 410; Book 8796, page 416; Book 9150, page 182; Book 9492, page 954; Book 9492, page 600 and Bok 10692, page 750, Register's Office for said County.

5. By-Laws of Devon Hills of record in book 7517, page 344, Register's Office for said County.

6. Storm Water Detention Agreement of record in Book 8643, page 494, Register's Office for said County.

7. Matters shown on the Boundary Plat of record in Book 6900, page 398, Register's Office for said County.

8. Easement Agreement to Nashville Gas Company of record in Book 9772, page 478, Register's Office for said County.

9. Easement for road purposes and cut fill slopes contained in the right-of-way deed of record in Book 2544, page 385, Register's Office for said County.

10. Agreement for Dedication of easement for water line and ingress and egress to water tank site of record in Book 5459, page 654 and Book 5473, page 171, Register's Office for said County.

11. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said government dated April 20, 1972, of record in Book 4594, page 650, Register's Office for said County.

12. Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Instrument No. 20110629-0049687, Register's Office for said County.

13. Rights of others in and to the common elements.

This is improved property known as: 126 Hicks Road, Nashville, Tennessee, 37221.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, her heirs and assigns, forever; and Grantors covenant with said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 27th day of December, 2016.

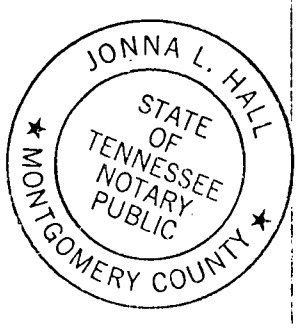
Jeffrey Carter

Antonia Carter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY CARTER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of December, 2016.



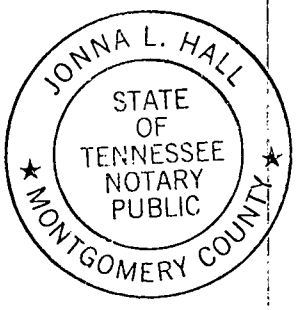
Notary Public

My Commission Expires: 10-14-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANTONIA CARTER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of December, 2016.



Notary Public

My Commission Expires: 10-14-2019