WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Patrick Lee Owens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2016

Notary Public:

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20160114587 DEEDWARR
Recvd: 12/29/16 11:33 2 pgs
Fees:13.00 Taxes:370.00
20161229-0136836

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Patrick Lee Owens	SunTrust Mortgage, Inc.	Parcel ID:
122 Cedarwood Ln.	901 Semmes Ave.	043020A12200
Madison, TN 37115	Richmond, VA 23224	

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 acknowledged, we

Cedarwood Courtyard Homes Homeowners Association, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Patrick Lee Owens, unmarried

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. F-122 on the Plan of Cedarwood Courtyard Homes, Phase One, a Planned Unit Development, as of record in Plat Book 5200, Page 61, Register's Office for Davidson County, Tennessee, clarified by Clarification of Plat of record in Book 5497, Page 800, said Register's Office, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes more fully set forth in Master Deed for Cedarwood Condominiums of record in Book 5707, Page 121, said Register's Office and all amendments thereto.

BEING the same property conveyed to Cedarwood Courtyard Homes Homeowners Association, Inc. by deed from Wilson Realty Management, LLC, of record in Instrument 20060731-0092628, dated July 27, 2006, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 5302, Page 546 amended in Book 5495, Page 661; Book 6119, Page 402; Book 6216, Page 434; Book 6707, Page 216; Book 9010, Page 503; Book 9010, Page 505; Instrument 20070802-0092060; Book 5707, Page 121 amended in Book 5720, Page 912; Book 5776, Page 741; Book 5307, Page 231 amended in Book 5707, Page 167; Book 6062, Page 285; Instrument 20070802-0092059; 20120921-0085950 and 20140505-0037855, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 61, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 122 Cedarwood Ln., Madison, TN 37115

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, their heirs and assigns forever; and we do covenant with 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 hand this 28th day of December, 2016.

Cedarwood Courtyard Homes Homeowners Association, Inc.

BY: _____
Iris Burnett
Board Member and President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Iris Burnett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Board Member and President respectively of the Cedarwood Courtyard Homes Homeowners Association, Inc. the within named bargainer, and corporation, and that he/she as such Board Member and President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Iris Burnett as such Board Member and President.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of December, 2016.

My Commission Expires: 5/5/20 _____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.