BILL GARRETT, Davidson County
Trans:T20170004185 DEEDWARR
Recvd: 01/17/17 10:12 2 pgs
Fees:13.00 Taxes:630.85
20170117-0004701

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 161110075**	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~) Williamson The actual consideration or value, whichever is greater, for this transfer is: $170,500.00. Affiant Subscribed and sworn to before me, this 10th day of January, 2017. Notary Public My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Christopher William McComb and Katelyne Stephanie McComb 237 SUMMIT RIDGE DR Nashville TN 37215-3819	Send Tax Bills To: RBC Bank (Georgia) NA P O Box 986 Newark, New Jersey 07184-0986	Tax Information: Tax Parcel ID No. 131-05-0B-237.00 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, **Brannan A. Wilson n/k/a Brannan A. Moreland, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher William McComb and Katelyne Stephanie McComb, husband and wife, as to a 50% undivided interest and William Stewart McComb, as to a 50% undivided interest** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Apartment Unit No. 237 of Four Seasons Condominium created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6841, Page 349, and amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements, appurtenant to said Units as set forth in said Master Deed. Reference is hereby made to the Plat of Four Seasons Condominium shown as Exhibit "D" to said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Brannan A. Wilson, unmarried by Warranty Deed from Donald W. Shockney, married and Chester R. Shockney and wife, Melba F. Shockney, recorded on the 30th day of December, 2003 in Instrument No. 20031230-0184137, in the Register's Office of Davidson County, Tennessee.

Said property was not primary marital residence of Grantor.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 5050, Page(s) 30.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Charter of Four Seasons Homeowners Association recorded in Book 6855, Page 917 and Book 8176, Page 697.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing FOUR SEASONS Condominium of record in Book 6841, Page 349 , as amended by instrument(s) of record in Book 6847, Page 122; also subject to easements, rights and interests 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 building thereon.

Easement for Utility Lines, recorded in Instrument No. 20010912-0099679.

Easement for Right-of-way, recorded in Book 6869, Page 162, re-recorded in Book 6870, Page 966.

Easement for Ingress and Egress, recorded in Book 6869, Page 157 and Book 7776, Page 899.

This is improved property located at 237 SUMMIT RIDGE DR Nashville TN 37215-3819

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its 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, its 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 10th day of January, 2017.

Brannan A. Wilson n/k/a Brannan A. Moreland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brannan A. Wilson n/k/a Brannan A. Moreland, 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 10th day of January, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018